



**DELHI DEVELOPMENT AUTHORITY
ENGINEER MEMBER'S SECRETARIAT
INA, VIKAS SADAN, NEW DELHI-110023.**

No. EM1(37)/87/Vol.182/117

Date: 30/06/2026

Meeting Notice

The 182nd Meeting of Estimate Approval Committee (EAC) constituted by Hon'ble L.G., Delhi which could not be convened on 24.06.2026 is now rescheduled for 07.07.2026 at 10.30 AM under the chairmanship of VC/DDA for sanctioning the estimate under Nazul A/C- II at VCs Conference Hall, B-block, First Floor, Vikas Sadan, INA, New Delhi-110023. The list of work to be discussed in the meeting will remain same, which is as under: -

Item No./ Agenda. No.	Name of Work	Works Outlay i/c Contingencies charges (In Rs.) (A)	Departmental Charges @11.25% (In Rs.) (B)	Amount of PE/RPE (In Rs.) C=(A+B)
1/182	Name of Work:- Conservation of Water Bodies. SH:- Rejuvenation of Water Body at Takiya Talab of Mundka Village (Kh No- 373/1)Zone- K-1	10,52,11,493/-	1,14,91,547/-	11,67,03,040/-
2/182	Name of Work: - Construction of Guest House at DDA Golf Course Sector-24, Dwarka.	5,99,00,171/-	65,42,494/-	6,64,42,665

The following members of the committee are requested to kindly make it convenient to attend the meeting on above mentioned date & time.

1. Vice-Chairman
2. Engineer Member, DDA
3. Finance Member, DDA
4. Joint Secy. (Fin.) Delhi Admn. (GNCTD)
5. Chief Engineer, East Zone(M), PWD/GNCTD

Chairman
Member Secy.
Member
Member
Member

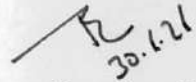
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अधिशसी अभियंता
ई.ओ. II to अभियंता सदस्य
दिल्ली विकास प्राधिकरण

All Concerned

Copy to:

1. OSD to VC/DDA for kind information of the latter.
2. Chief Engineer (Dwarka, Sports) Zone/DDA with the request to present their respective Agenda with Power Point Presentation in the meeting.
3. Addl. Chief Architect, VC Secretariat/DDA.
4. The Following officers are also invited to attend the meeting:
 - i. Chief Engineer (HQ & QAC)/DDA.
 - ii. Chief Architect/DDA.
 - iii. Director (Works)/DDA.
 - iv. EE (Co-ordn.)/DDA.
5. Dy. Director (System)/DDA with request to facilitate the online link for the meeting.
6. Guard file.


30.1.21

अधिशसी अभियंता
ई.ओ. II to अभियंता सदस्य
दिल्ली विकास प्राधिकरण



DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE CHIEF ENGINEER
CE(SPORTS) ZONE

EAC AGENDA

(FOR A/A & E/S)

**Name of Work: Construction of Guest Rooms at DDA
Golf Course Sector-24, Dwarka.**

**Amount of PE: ₹ 6,64,42,665/- (Rupees Six Crore, Sixty-
Four Lakhs, Forty-Two Thousand, Six
Hundred and Sixty-Five Only).**

Certified that this AGENDA contains Pages 1 to 48 (One to Forty-Eight Pages)


Chief Engineer (Sports)/DDA



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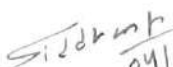
1) DETAILED PROJECT REPORT

S.No.	Title	Details																								
1.	Subject	Name of Work: Construction of Guest Rooms at DDA Golf Course, Sector - 24 Dwarka.																								
2.	Name of Department	Zone: CE(Sports)/DDA Circle: PD(Sports)-1/DDA Division: Sports Division-1/DDA																								
3.	Creation of New Assets	- Construction of Guest Rooms Building having 9 Nos. rooms with attached toilets (including 1 no. VVIP Suite Room), Reception pantry & linen Store at 1st Floor and Stilt area with seating/party space. This building will be attached to Club House Building at first floor & deck area of swimming pool at stilt level. <table border="1"> <thead> <tr> <th>S.No.</th><th>Rooms/Spaces</th><th>Nos.</th></tr> </thead> <tbody> <tr> <td>A</td><td>First Floor</td><td></td></tr> <tr> <td>1.</td><td>Rooms with attached toilets</td><td>08</td></tr> <tr> <td>2.</td><td>VVIP Suite Rooms</td><td>01</td></tr> <tr> <td>3.</td><td>Reception</td><td>01</td></tr> <tr> <td>4.</td><td>Pantry</td><td>01</td></tr> <tr> <td>5.</td><td>Linen Store</td><td>01</td></tr> <tr> <td>B</td><td>Stilt Area (for seating & party space)</td><td>01</td></tr> </tbody> </table> - Also, provision of stronger foundation has been considered so that in future 2nd floor with rooms can also be constructed.	S.No.	Rooms/Spaces	Nos.	A	First Floor		1.	Rooms with attached toilets	08	2.	VVIP Suite Rooms	01	3.	Reception	01	4.	Pantry	01	5.	Linen Store	01	B	Stilt Area (for seating & party space)	01
S.No.	Rooms/Spaces	Nos.																								
A	First Floor																									
1.	Rooms with attached toilets	08																								
2.	VVIP Suite Rooms	01																								
3.	Reception	01																								
4.	Pantry	01																								
5.	Linen Store	01																								
B	Stilt Area (for seating & party space)	01																								
4.	Detailed report or Brief History of the project	DDA Golf Course having site area of 167 Acres approx. including Course Area & Golf Facilities such as Driving Range Building, Club House Building, Swimming Pool & Change room building, Maintenance Shed Building, Caddy Hut Building and other ancillary buildings is situated at Sector-24 Dwarka. This Golf Course is having a provision of 18 Holes Golf Course and two level Golf Driving Bay building & Range with 6 nos. Short Course. During site visit of Hon'ble LG & Sr. Officers of DDA, it was discussed that additional facilities of rooms to be provided as Golf Course Facilities. The Golf Course initial stage of commissioning and additional building for guest rooms/suites with stilt area/party space and the first floor (extendable to second floor in future) has been planned to optimise the cost of operations. The scheme for Construction of Guest Rooms Building near swimming pool at DDA Golf Course, Sector- 24 Dwarka was approved in the 426th Screening Committee Meeting held on 11th, 12th & 17th March 2025. Accordingly, the preliminary estimate has been prepared to cover the probable cost of the work as per the scope approved.																								



5.	Cost Benefit Analysis	Golf Courses are part of recreational activities and this Golf Course is going to provide much needed boost to the professional training to the young and budding Golf player. The Golf Course is in initial stage of commissioning and additional building for guest rooms/suites with stilt area/party space and the first floor (extendable to second floor in future) has been planned to optimise the cost of operations.
6.	Initial Cost of the Project/Cost of PE	₹ 6,64,42,665.00 (including 3% contingency & 11.25% Departmental Charges).
7.	Financial implication of proposed Project/Cost of PE	₹ 6,64,42,665/- (Rupees Six Crore, Sixty-Four Lakhs, Forty-Two Thousand, Six Hundred and Sixty-Five Only). <i>Financial Concurrence issued vide No. F2(2)/AO(W)/PE/DDA/2026-27/38 dated: 22.05.2026</i>
8.	Comparison with similar project	There is no recent work of Guest Rooms/Suites taken up by the Department. Whereas, the cost of work per sqm is ₹ 61,706.10 per sqm (Built up area).
9.	Target date of Completion	The stipulated date of completion is likely to be end of August 2027.
10.	Recommendation of the Head of Department	The PE has been worked out based upon scope approved in 426 th SCM and specification approved by the committee under chairmanship of EM/DDA on 03/02/2026. Hence, the case is recommended for accord of A/A & E/S by the Competent Authority i.e. EAC (NA-II) Committee.


(Er. Baldeep Singh)
EE/SD-1


(Er. Siddhant Kashyap)
PD/Sports-I


(Er. Bajrang Goyal)
CE/Sports



2) BACKGROUND & BRIEF DETAILS OF PROJECT

Name of Work: Construction of Guest Rooms at DDA Golf Course, Sector - 24 Dwarka.

DDA Golf Course having site area of 167 Acres approx. including Course Area & Golf Facilities such as Driving Range Building, Club House Building, Swimming Pool & Change room building, Maintenance Shed Building, Caddy Hut Building and other ancillary building is situated at Sector-24 Dwarka. This Golf Course is having a provision of 18 Holes Golf Course and two level Golf Driving Bay building & Range with 6 nos. Short Course.

Further, during site visit of Hon'ble LG & Sr. Officers of DDA, it was discussed that additional facilities of rooms to be provided as Golf Course Facilities. Accordingly the scheme for Guest Rooms/Suite was earlier put up before 424th SCM held on 29/08/2024 but later as per feasibility received from consultant, it was denied by the structural engineer, as, it will compromise the factor or safety, Elevation and aesthetic of Club Building. The same was reflected in MoM Dated: 17.02.2025 vide even no.42 under the chairmanship EM/DDA. It was also mentioned in MoM that a fresh location for the Guest rooms/suite building to be finalized by the Architect Wing due to structural reasons and services of the existing Club Building.

Hence, scheme with modified location for Guest Rooms /Suite Building near Swimming Pool was put up before SCM 426th held on dt. 11, 12 & 17 March 2025 vide No. 10:2025. The scheme alongwith the layout plan was approved by the 426th SCM. The following works are to be taken up as per the approved agenda:-

- a) Stilt area with seating/party space adjacent to deck area of swimming pool and Club House Building.
- b) 8 nos. Rooms with attached toilets, 1 no. VVIP Suite Room, Reception, Pantry & Linen Store at 1st floor.
- c) Provision of stronger foundation for future expansion i.e. construction of rooms at 2nd floor.
- d) 2 Nos. Fire Staircase.
- e) 1 no. 13 Passenger lift with lift lobby.
- f) Allied electrical and plumbing works.

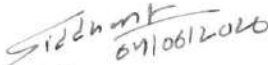
The drawing good for estimation was issued by Sr. Architect (Sports) vide No. F1(40/)/GC/Dwk/2010-11/Ty-I/59 dated 22.05.2025. After detailed deliberation & discussion, specification for the work was finally approved by the committee under chairmanship of EM/DDA on 03/02/2026.

Accordingly, the Preliminary Estimate has prepared based upon the Architectural Drawing approved in 426th SCM and specification finalized by the committee. The amount of PE has been worked out based upon PAR-2025 & Market Rates.



The Preliminary Estimate amounting to ₹ 6,64,42,665/- (i/c 3% Contingency Charges i.e. ₹ 17,44,665/- and 11.25% Departmental Charges i.e. ₹ 65,42,494/-) has been prepared & Financial Concurrence of same amount has been accorded by the competent authority vide letter no. F2(2)/AO(W)/PE/DDA/2026-27/38 dated: 22.05.2026. Hence, the case is hereby put up before the EAC(Estimate Approval Committee) for accord of A/A & E/S.


(Er. Baldeep Singh)
EE/SD-1


(Er. Siddhant Kashyap)
PD/Sports-I


(Er. Bajrang Goyal)
CE/Sports



2 (a) DESIGN & SCOPE

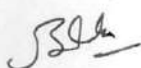
The work of Development of Golf Course and Golf Facilities at Sector-24, Dwarka has been completed whereas, during site visit of Hon'ble LG & Sr. Officers of DDA, it was discussed that additional facilities of rooms to be provided as Golf Course Facilities. The guest rooms building proposed has following facilities:-

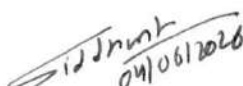
S.No.	Rooms/Spaces	Nos.	Size/Area
A	First Floor		
1.	Rooms with attached toilets	08	4.0 m X 7.86 m / 32.44 sqm
2.	VVIP Suite Rooms	01	6.4 m X 7.86 m / 50.30 sqm
3.	Reception	01	2.125 m X 1.975 m / 4.2 sqm
4.	Pantry	01	3.0 m X 2.4 m / 7.2 sqm
5.	Linen Store	01	3.0 m X 2.4 m / 7.2 sqm
B	Stilt Area (for seating & party space)	01	502.6 sqm

The area details of Guest Rooms Building are as under:-

S.No.	Proposed Guest Rooms/Suite Building	
1.	Ground Coverage (Sqm)	502.6
2.	Envelope area (sqm)	502.6 (27m X 18.61m) approximately
3.	FAR(sqm)	330.85 (FF)
4.	NON-FAR (sqm)	745.91
5.	Stilt Floor (sqm)	502.6
6.	Total Built up area (sqm)	1076.76
7.	Height (m)	9.7 m
8.	Additional Parking	@2 ECS/100 sqm=7 ECS

Note:- Provision of Stronger Foundation has been considered for future expansion i.e. extendable to 2nd Floor.


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CE/Sports



2(b). ABSTRACT OF COST

Name of Work: Construction of Guest Rooms at DDA Golf Course, Sector - 24 Dwarka.

(Budget Code: 24095894)

S.NO.	Items		PE Amount (Rs)
1.	Civil Works	(A)	4,60,23,464.00
2.	Electrical Works	(B)	1,12,27,694.00
3.	Consultancy works	(C)	9,04,348.00
	Total	(D)	5,81,55,506.00
4.	Add: 3 % Contingencies	(E)	17,44,665.00
	Total (D+E)	(F)	5,99,00,171.00
5.	Add: 11.25% Departmental Charges on (D)	(G)	65,42,494.00
	Grand Total (F+G)	(H)	6,64,42,665.00


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EE/SD-1

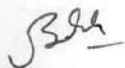

(Er. Siddhant Kashyap)
PD/Sports-I

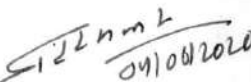

(Er. Bajrang Goyal)
CE/Sports



2(C) AREA OF THE SCHEME AND OTHER BUDGETARY INFORMATION

S.No.	Description	Details
1.	Plot Area	506.60 sqm.
2.	Whether scheme is non-revenue generative and non-remunerative	Not Applicable.
3.	Estimated cost of the project	₹ 6,64,42,665/-
4.	Budget Code	24095894
5.	Head of Account	Nazul A/c-II
6.	Approved by Screening Committee (SCM)	424 th Screening Committee Meeting held on 29.08.2024 Vide item No. 48:2024
7.	Approved by Screening Committee (SCM) with modifications.	SCM 426 th held on dt. 11, 12 & 17 March 2025 vide No. 10:2025
8.	Financial Concurrence	Accorded by FM/DDA for amounting to ₹ 6,64,42,665/- (Rupees Six Crore, Sixty-Four Lakhs, Forty-Two Thousand, Six Hundred and Sixty-Five Only). <i>Financial Concurrence issued vide No. F2(2)/AO(W)/PE/DDA/2026-27/38 dated: 22.05.2026.</i>
9.	Whether the site is free from all encroachment and available for development	Yes
10.	Position regarding approval of Scheme from MCD/ DJB etc.	N/A
11.	Time allowed	12 Months
12.	Time taken/required in completion of work	12 Months
13.	Work likely to be completed	The stipulated date of completion is likely to be end of August 2027.


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EE/SD-1


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CE/Sports



3). Proforma's for EAC Agenda

- a) Check list/processing proforma for preliminary estimate for accord of Financial Concurrence / A/A & /E/S

NAME OF THE SCHEME: CONSTRUCTION OF GUEST ROOMs AT DDA GOLF COURSE, SECTOR - 24 DWARKA.

**(Budget Code: 24095894)
ZONE: SPORTS ZONE**

1. Name of the scheme a) Housing b) Community Hall c) Development Work d) Any other	Construction of Guest Rooms at DDA Golf Course, Sector - 24 Dwarka.
2. Scheme approved by a) Screening Committee b) UTTIPEC c) Any other d) Quote reference No. of approval	424th Screening Committee Meeting held on 29.08.2024 Vide item No. 48:2024 - Approved with modification in SCM 426th held on dt. 11, 12 & 17 March 2025 vide No. 10:2025
3. Design & Scope of work	Single floor of guest rooms/suite building with stilt area for seating & party space (stronger foundation considered for extension to second floor i.e. Stilt floor + first floor + Second Floor).
4. Main items of execution a) Development works b) Civil building work c) Electrical works	Civil Building work & Electrical Work
5. Total area of the scheme a) Development works b) Built up area for building works	1076.76 sqm
6. In respect of housing schemes mention plinth area and no. of category wise flats to be constructed a) HIG Flat b) MIG flat c) EWS d) One room tenement	Not Applicable
7. Works Outlay a) Building work (civil) b) Re-Development work c) Electrical work d) Horticulture work e) Infrastructure fund f) Consultancy provisions g) Third party quality assurance @1%	₹ 4,60,23,464.00 -- ₹ 1,12,27,694.00 -- -- ₹ 9,04,348.00 --

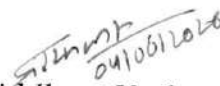


8. Provision for a) Contingencies @3% b) Departmental charges @ 11.25%/0.25 % as the case may be	₹ 17,44,665.00 ₹ 65,42,494.00
9. Total cost of the preliminary estimate inclusive of contingency and departmental charges for which sanction is required.	₹ 6,64,42,665.00
10.Head of account a) BGDA b) Nazul -A/c II c) Any other	Nazul A/c-II
11.Preliminary estimate is based on a) PAR..... b) DSR..... c) Market rate	PAR-2025 & Market Rates
12.Gross amount of items based on a) PAR..... b) DSR..... c) Market rate	₹ 6,64,42,665.00 (including 3% contingency & 11.25% Departmental Charges).
13.Rate of cost index applied on a) PAR items b) DSR items	Not applicable
14.Status of Land a) Available b) Partly available c) Are there any encroachment if so provide details d) Whether any litigation is pending e) If so give details	Available
15.Status of the drawings a) Lay out plan b) Architectural c) Structural	Available Available Not Available
16.Whether the work is as per a) Approved Master Plan b) Approved Building Bye-laws	YES
17. Whether the work requirement judged by a) DDA b) Demand from public c) Demand from political representative	DDA
18. Whether the work would entail any Clearance from MTNL / MCD / NDMC / BSES / NDPL / DAUC / or any other Statutory authority if yes, provide details	Not Required
19. Status of availability of trunk services a) Sewer b) Drinking water c) Storm water drain d) Electricity	STP Plant Modified demand letter yet to be issued by DJB. Available Available



20. Period of completion for the scheme	12 Months
21. Expenditure proposed to be incurred a) During current financial year 2026-27. b) 2027-28	₹ 221 Lakhs ₹ 443 Lakhs
22. Is budget provision available, if so Indicate budget provision for a) 2026-27 b) 2027-28	Shall be made available through re-appropriation
23. Specify provision if any made for payment to DISCOMS and clarify a) Nature of payment b) Basis of payment c) Whether the estimate has been checked in DDA	Not Applicable
24. In case the estimate is based on details/quantities provided by consultant whether the same has been checked, vetted and accepted by SE(P)/Zonal Chief.	Estimate prepared based upon PAR 2025 by Divisional Offices and checked in Zonal Chief Office.
25. What is the cost per sqm as per PE	Approx. ₹ 61,706.10 Per Sqm. (Built up area)
26. Has the cost of construction/development been compared with similar nature of works executed/sanctioned in the recent past, give details?	There is no recent work of Guest Rooms/Suites taken up by the Department.
27. In respect of housing works Dy.FA(H) to attach statement of per sqm cost of construction and disposal cost of each category of flat as per standard PAR and PE.	Not Applicable
28. Reasons and justification for proposal.	As per 426 th SCM
29. Ultimate objective to be achieved.	Construction of Guest Rooms at DDA Golf Course, Sector - 24 Dwarka
30. Has any study been made for viability of the project w.r.t stability etc., if so, attach report	As per 426 th SCM
31. Any other issue of importance/significance.	Not Applicable


(Er. Baldeep Singh)
EE/SD-1


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CE/Sports



b) Brief particulars of project

1.	Name of work/Sports	Construction of Guest Rooms at DDA Golf Course, Sector - 24 Dwarka.
2.	Nature of work/proposal	Building Work
3.	Head of Account (major/Minor Head)	N/A -II (2423/11)
4.	Whether any work executed earlier relating to this scheme against any previous sanction. If so, give details.	No
5.	Expenditure proposed to be incurred a) During Year 2026-27 b) 2027-2028	₹ 221 Lakhs ₹ 443 Lakhs
6.	Whether the road/land/building belongs to DDA. if not, it is a deposit work. Give details thereof.	Yes, DDA property.
7.	Period in months a) Period between A/A & E/S & start of work b) Period for completion c) Position of NIT (specify if tender invited in anticipation of A/A & E/S).	a) 2 Months b) 12 Months c) Shall be invited after grant of A/A & E/S
8.	Whether the work is as per a) Approved Master Plan b) Approved building bye-laws	Yes Yes
9.	Whether the work Sports design/drawing is as per requirement of department (in case of deposit work) If not reason thereof.	Not a deposit work
10.	Whether land required for the project is a) Available? b) To be acquired?	Available
11.	Whether the work requirement judged by a) DDA b) Demand from public c) Demand from political person	DDA
12.	In case of road/bridge work does the land belongs to MCD/PWD/NHA/DDA	N.A
13.	Whether any litigation/dispute is pending in Court of any other forum.	No
14.	Whether any encroachment exists on the land.	No
15.	Whether work would entail any clearances from MTNL/MCD/NDMC/BSES/NDPL/DUAC or any other statutory authority. If yes provide details.	No



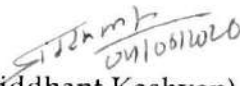
Certified that:-

1. The estimate submitted/sanctioned during last 3 years for the same portion of road bridge/ subway / Building etc. and the present status of work against each is as follows: -

SNo.	Sanction No. & Amount	Name of work	Status of work
1	NA	NA	NA

2. The present proposal/estimate has become necessary and the expenditure on the said proposal/work during the year will not exceed to the budget provision/RE against the relevant head of the A/c for the year(s) under the sector.


(Er. Baldeep Singh)
EE/SD-1


(Er. Siddhant Kashyap)
PD/Sports-I


(Er. Bajrang Goyal)
CE/Sports



c) Brief description of work

1.	Exact site (with map) with area of the scheme	(Attached)
2.	If repair work, when last made & is it as per schedule of repairs	N. A
3.	Need of work`	• 424th Screening Committee Meeting held on 29.08.2024 Vide item No. 48:2024. • Approved with modification in SCM 426th held on dt. 11, 12 & 17 March 2025 vide No. 10:2025
4.	Design & Scope of work	• Single floor of guest rooms/suite building with stilt area for seating & party space (stronger foundation considered for extension to second floor i.e. Stilt floor + first floor + Second Floor).
5.	Specification to be followed for a) civil work b) Electrical work- c) Road work	As per specification decided by the Committee and CPWD-2019 Specification.
6.	Approving authority i.e. Screening committee, UTTIPECH or any other authority. Provide details of sanction.	Approved vide 426 th SCM dt. 11 th , 12 th & 17 th March 2025
7.	Method a) By call of tender b) Departmental execution	a) Yes b) No
8.	Executing in charge (by name & designation)	Er. Baldeep Singh EE/SD-1/DDA
9.	Rate of provision of a) Contingencies b) Labour cess c) GST	3% N.A. N.A.
10.	Departmental charges levied a) Nazul A/C-II scheme b) BGDA scheme	a) 11.25%
11.	Any provision for 3 rd Party quality assurance	N.A.
12.	Cost index on a) PAR b) DSR c) Non schedule items/market rate items	Not Applicable
13.	Status of attachment of drawings	Site layout Plan is attached.
14.	Whether estimate is based on PAR/DSR or Market rate specify details.	Based on PAR 2025 & Market Rates
15.	Provide bifurcation of works outlay based on a) PAR	₹ 6,64,42,665.00



	b) DSR c) Market Rate	
16.	Works Outlay a) Building work (Civil) b) Development Work c) Electrical works d) Horticulture works e) Infrastructure Fund f) Consultancy Provision	₹ 4,60,23,464.00 -- ₹ 1,12,27,694.00 -- -- -- ₹ 9,04,348.00
17.	Specify provision made for a) 3 rd party quality assurance b) consultancy	a) N.A. b) ₹ 9,04,348.00
18.	Specify provision made for infrastructure fund to be paid to DJB for a) Sewerage b) Water supply	a) STP Plant b) Modified demand letter yet to be issued by DJB.
19.	Specify provision if any, made for payment to DISCOMs & clarify: a) Nature of payment b) Basis of payment	Not Applicable
20.	What is the per Sq. mtr. cost of construction.	Approx. ₹ 61,706.10 Per Sqm. (Built up area)
21.	Specify cost of construction per sq.mtr. In respect of similar works approved in the recent past	Not Applicable
22.	Has any study been made for viability of the Sports w.r.t saleability? If so attach report.	As per 426 th SCM
23.	In respect of housing schemes specify cost of <i>different categories</i> of flats as per estimate	Not Applicable
24.	In respect of housing schemes mention plinth area of a) HIG flats b) MIG flats c) EWS flats d) one room tenements	Not Applicable
25.	DYFA (H) to attach statement of per sq.mtr cost of construction disposal cost of each category of flats as per standard PAR & P.E.	Not Applicable

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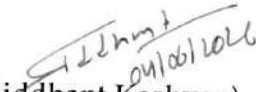
d) SFC/EFC memorandum

1.	STATEMENT OF PROPOSAL. i) Reasons & justification for proposal. ii) Ultimate objective to be achieved	As decided by in 426 th SCM dated 11, 12 & 17 March 2025.
2.	ECONOMICS OF THE PROPOSAL (i) If it is commercial what is the cost/benefit ratio, economic rate of return (ERR) & its financial rate of return (FRP). (ii) In case it is non-commercial what is the social cost benefit analysis & (iii) What are the future financial implications after completion (including staff costs, operational costs & other costs)	Not Applicable
3.	EXPENDITURE INVOLVED	
	(i) What is the total expenditure (non-recurring & recurring)	₹ 664.42 lakhs
	(ii) What shall be year wise expenditure till completion? a) 2026-27 b) 2027-28	₹ 221 Lakhs ₹ 443 lakhs
	(iii) Details of budget provision for: a) 2026-27 b) 2027-28	Shall be made available through re-appropriation
	(iv) If no budget provision available how funds are proposed to be arranged	In house project of DDA
4.	PROGRAMMED SCHEDULE (i) Add chart giving detailed time schedule for various activities i.e. following PERT components. a) Construction of building. b) Other Civil work & c) Horticulture work (ii) Target Date of Completion	N.A N.A N.A N.A 12 Months (after award of work)
	ADDITIONAL POINTS FOR PE (i) Cost escalation in amount for a) Civil works i/c horticulture b) Electrical works c) Total escalation in cost i.e. difference between cost of PE & RPE (ii) Percentage cost escalation. (iii) To attach statement indicating item wise/subhead wise escalation with reasons for escalation and linkages to principal approval accorded by competent authority & details of approved deviation /Extra Item/substituted item statements.	Nil Nil NA N.A N.A N.A N.A.



(iv) Specify name of the officers who were responsible for delay in execution of work causing cost overrun. (v) Has cost escalated because of error in preparation of detailed estimate/terms & conditions of tender? If so specify nature of error & names of responsible officials.	N.A.
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e) Feasibility

1	Name of work/Scheme	Construction of Guest rooms at DDA Golf Course Sector-24, Dwarka
1	Position of land	Available
2	Nature of soil	N/A
	b) Recommended depth of foundation	N/A
	c) Soil bearing capacity at this depth.	N/A
	d) Depth of water table minimum and maximum	N/A
	e) Type of foundation	N/A
	f) Detail regarding high flood level if the area is prone to be flooded	N/A
4	a) What is existing system of sewerage disposal?	Through STP
	b) If the septic tank proposal what is the proposal-	N/A
	c) If the sewer is to be discharged in to the existing sewer	N/A
5	What is the existing position of water supply Arrangement.	Modified demand letter yet to be issued by DJB
6	a) The pressure of the Municipal line	N/A
	b) If the pressure is not sufficient what other arrangement are to be made	N/A
	c) Yield of well.	N/A
	d) In case of internal arrangement of water supply of Municipal main, does ZE recommended any ground	N/A
7	General service arrangements drainage at site	Available
8	Provision required for storm water drain.	N/A
9	Provision required for culverts.	N/A
10	Approached road required	N/A
11	Type of road required.	N/A

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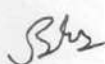


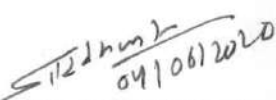
f) Administrative approval and expenditure sanction

	<u>ADMINISTRATIVE APPROVAL AND EXPENDITURE SANCTION</u>	
1	Name of work.	Construction of Guest rooms at DDA Golf Course Sector-24, Dwarka
	a) Layout plan of the scheme	---Attached---
	b) three type copies of the scheme	
	c) copy of relevant drawing	
	d) mini project report	
	e) feasibility report	
2	Total plinth area / Built up area of the scheme	1076.76 sqm
3	Head of account	Nazual A/C-II
4	Rate per Sq. mtr adopted in the PE	
5	Whether plinth area rates is reasonable and prevailing plinth area rate.	-----
	a) Whether budget provision exist if so serial no in the budget book let.	
	b) amount provided in the budget with year wise break up.	
6	If no budget provision exists	-----
	i) Necessary to start the work without budget provision	
	ii) How expenditure is proposed to be met.	
7	Whether the work has already been started is so.	
	i) Date of start of work	No
	ii) Necessity of start in anticipation of AA&ES	N/A
	iii) Reference to sanction of competent authority for taking up work in anticipation of AA&ES	
8	Whether the scheme has been approved by MCD & clearance has been obtained from DUAC.	N/A
9	Whether the area in which the work is to be carried has been notified as developed area.	N/A
10	In case this is revised estimate whether the reasons for variation/deviation have been explained in the PE	Not Applicable
11	How the work is proposed to be executed.	Through Call of Tender
12	Is it is a deposit work, if so	N/A
	i) Whether the competent authority has approved for executing-it is a deposit work.	
	ii) Whether the funds for the above have been placed at the disposal of DDA	
13	Amount of administrative approval and expenditure sanction proposed by the Engg. Wing	₹ 664.42 Lakhs
14	Amount of administrative approval and expenditure sanction required to be sanctioned	



	after scrutiny of estimate as per details given below	
	a) Works outlay including contingencies.	₹ 599 Lakhs
	b) Add cost Index	--
	c) Add departmental charges	₹ 65.42 Lakhs
	d) Add administrative charges	--
	e) Add interest charges	--
	Total:	₹ 664.42 Lakhs
15	Any other relevant points to be recorded.	


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g) Check List for PE/ RPE

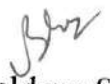
	Name of work/Scheme	Construction of Guest rooms at DDA Golf Course Sector-24, Dwarka
1	Has it been ensured that extra provision made in the estimate for white glazed tiles, finishing items, flooring etc. are not covered in the PAR adopted in the estimate and reasons for adopting this provision have been recorded.	Not Applicable
2	Has the cost index been added at Appropriate rate on DSR & PAR based provision.	Not Applicable
3	CONTIGENICES	
	(i) Has 3% contingencies been added on PAR/DSR based portion of PE	-Yes-
	(ii) Has the cost of work to be executed by BSES & infrastructure fund payment been excluded before applying 3% contingencies.	Not Applicable
4	DEPARTMENTAL CHARGES	
	Have departmental charges been levied @ 11.25% for Nazul A/c II works @ 0.25% for BGDA works	11.25% (NA-II)
5	Whether land is free from encroachment.	-Yes-
	(i) In case any jhuggies /encroachment are existing at site has the provision for removal of the same been added.	Not Applicable
6	Has the cost per Sq.mtr on works outlay been Calculated.	
	(i) Has the per Sq.mtr cost been compared with similar type of work approved/executed in the recent past.	Not Applicable
7	Has the cost per Sq.mtr been worked out for each of the provision not covered in PAR viz boundary wall, tube well/pumping stations, plazas culvert, bridge, covering of drain, pile, foundation/raft found/RCC strip foundation etc.	Not Applicable
8	Have prescribed Performa for feasibility report & A/A & E/S been appended.	Yes
9	DRAWINGS	
	(i) Has the layout plan with scheme boundary wall been attached?	Yes
	(ii) Has a set of approved architectural drawings been attached.	Yes
	(iii) Have the available structural drawings duly signed by the competent authority been	No
10	REVISED PRELIMINARY ESTIMATES	
	(i) Has the RPE been initiated for the 1st time.	Not Applicable
	(ii) If not, has the copy of provision AA&ES attached.	Not Applicable

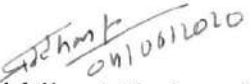


	(iii) Has the information/documents as prescribed in circular dated 24.02.11 been provided/attached i.e.	Not Applicable
	a) copy of principal approval/approved statements for deviation, Extra items & substitute items	Not Applicable
	b) statement item wise /subhead wise escalation with reasons for escalation	
	c) Names of officials responsible	
	d) Has the approval of VC for placing agenda before EAC obtained.	
	(iv) Has care been taken to add actual expenditure on contingencies on portion of the estimate cost relating to the works already execute	
	(v) Has only actual expenditure incurred to be incurred been given for each sub head separately.	
	(vi) Has an item wise justification of expenditure on reduced cost index basis been enclosed	
11	FINANCIAL DETAILS	
	1) Whether details of budget provisions year wise & phasing of expenditure year wise provided	Yes
	2) Whether the saleable area revenue generation details provided.	Not Applicable
	3) Details of works already developed / completed but have remained indisposed in the vicinity area.	Not Applicable
12	The period in which schemes is proposed for completion and the projected date of completion.	12 Months after award of works i.e. end of August 2027
13	Whether BSES provisions have been kept as prescribed or not and whether copy of BSES estimate enclosed. If - provision is at higher/lower rates it is supported by proper explanation.	Not Applicable
14	Internal electricity installation are as per prescribed rates & If higher/lower rates have been adopted is it accompanied by/valid reasons	
15	Whether PE has been Technically/checked by EM's office and recorded	Yes
16	Whether provision of peripheral services included in the PE If not, how will cost of the peripheral services will be met.	Not Applicable
17	Likely date of available to Trunk services	
	a) Sewer	Available
	b) Drinking water	Modified demand letter yet to be issued by DJB.
	c) Storm water drain	Available
	d) Electricity	Available
18	In case of big projects whether the feasibility report has been obtained from the expert agencies like NIUA etc. (Where so described)	Not Applicable



19	Area of economy in expenditure possible with cost Reduction/change in the plans/design etc.	-----
20	Area wherein maximum return could be obtained by Change in the Mode of disposable of properties etc.	-----
21	It is original PE or RPE.	Preliminary Estimate
22	i) whether services handed over to MCD. If so sub-head wise details to be given. ii) whether deficiency charges for service already handed over to M.C.D excluded from the P.E. if not the reasons for the same.	N/A
23	Has the scheme been cleared by the screening committee and if so, the reference may be indicated	• Approved vide 426 th SCM dt. 11 th ,12 th & 17 th March 2025
24	Possibility of reduction in the cost of various sub-head Mainly earth work levelling, hort. works electrical works	N/A
25	Whether services have been got approved from MCD.	N/A
26	Whether possibility of handing over the services to MCD has been explored if so whether maintenance expenditure will be restricted to the date of handing over the services.	N/A
27	Whether complete details of the electrical works to be undertakes including BSES payment have been provided in the preliminary estimate/revised preliminary estimate	Not Applicable
28	Whether provision of sinking of Tube well has been made after taking into account the existing tube wells.	-----
29	Position of availability of funds in the revised estimated of the Current year and budget estimate of the ensuring year	-----
30	In case of budget provision are not available sources from Where the expenditure will be met be indicated.	Shall be made available through re-appropriation
31	Details of infructuous expenditure if any & orders of the competent authority	-----
32	Disposal of surplus excavated earth to other site or other Division for utilization of the same.	-----


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4) PROPOSAL OF THE AGENDA

Name of Work: Construction of Guest Rooms at DDA Golf Course, Sector - 24 Dwarka.
(Budget Code: 24095894)

Delhi Development Authority has under taken the work of Development of Golf Course and Golf Facilities at Sector-24, Dwarka and the development work as per scope earlier approved in previous Screening Committee Meetings has been completed.

Further, during site visit of Hon'ble LG & Sr. Officers of DDA, it was discussed that additional facilities of rooms to be provided as Golf Course Facilities. Accordingly the scheme for Guest Rooms/Suite was earlier put up before 424th SCM held on 29/08/2024 but later as per feasibility received from consultant, it was denied by the structural engineer, as, it will compromise the factor or safety. Elevation and aesthetic of Club Building, same was reflected in MoM Dated: 17.02.2025 vide even no.42 under the chairmanship EM/DDA. It was also mentioned in MoM that a fresh location for the Guest rooms/suite building to be finalized by the Architect Wing due to structural reasons and services of the existing Club Building.

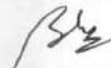
Hence, scheme with modified location for Guest Rooms /Suite Building near Swimming Pool was put up before SCM 426th held on dt. 11, 12 & 17 March 2025 vide No. 10:2025. The scheme alongwith the layout plan was approved by the 426th SCM. The following works are to be taken up as per the approved agenda:-

- Stilt area with seating/party space adjacent to deck area of swimming pool and Club House Building.
- 8 nos. Rooms with attached toilets, 1 no. VVIP Suite Room, Reception, Pantry & Linen Store at 1st floor.
- Provision of stronger foundation for future expansion i.e. construction of rooms at 2nd floor.
- 2 Nos. Fire Staircase.
- 1 no. 13 Passenger lift with lift lobby.
- Allied electrical and plumping works.

The preliminary Estimate was prepared based on the Layout Plan approved in 426th SCM with ground coverage of 502.60 sqm & built up area of 1076.76 sqm and specification finalized by the committee. The amount of PE has been worked out based upon PAR-2025 & Market Rates.

The Preliminary Estimate amounting to ₹ 6,64,42,665/- (i/c 3% Contingency Charges i.e. ₹ 17,44,665/- and 11.25% Departmental Charges i.e. ₹ 65,42,494/-) has been prepared & Financial Concurrence of same amount has been accorded by the competent authority vide letter no. F2(2)/AO(W)/PE/DDA/2026-27/38 dated: 22.05.2026.

Therefore, this EAC Agenda is put up before Estimate Approval Committee (EAC)/NA-II for accord of A/A & E/S amounting to ₹ 6,64,42,665/- (i/c 3% Contingency Charges and 11.25% Departmental Charges please.


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ANNEXURES



AGENDA FOR SCREENING COMMITTEE

Screening Committee No: 424

Item No: 48:2024

File No: - Comp. No.:83736 File No.:HUPW/CASP/0001/2024/GOLF/-O/o ACA-II(HUPW-SPORTS)

Subject:

SUB: Modifications in the 382ND SCM approved Layout Plan, built form additional second floor for guest rooms and suites in club building of Dwarka Golf Course Sector 24, Dwarka.

Synopsis: Modifications in the 382ND SCM approved Club House Complex Layout Plan, built form of buildings under construction in Dwarka Golf Course Sector 24 due to functional improvement, structural & services requirements and proposal for additional second floor for guest rooms and suites in the Club House Building.

1. Background:

1. A Golf Course of International Standard is being planned at Dwarka. A Golf Course being a Sport Activity is permitted in District Park, as per MPD-2021. M/s New Millennium Ltd., which is a consortium, has been engaged as Architectural Cum Project Management Consultant appointed by o/o Project Director Sports. The Golf Course with 18 Holes will have a Golf Academy and facilities such as Club House, Swimming Pool, Caddy Hut, Mid Huts, Maintenance Building, Sewerage Treatment Plant, etc.
2. The design scheme of Dwarka Golf Course Sector 24, Dwarka was initially approved in 293rd Screening Committee Meeting (SCM) vide Item No. 94:2010 dated 15-5-2010 and again approved in 382nd SCM Vide Item No.68:2020 dated 09-06-2020 for modifications as per various decisions taken by Competent Authority from time to time.
3. The project is under construction and necessary modifications in the 382nd SCM approved drawings were made due to increased Functional Efficiency, Structural changes, MEP Services, etc.
4. The decision of additional second floor for guest rooms and suites on the existing and under construction Club House Building has been taken by the Competent Authority.

2. Location :

The location of 3.51 Hect plot earmarked for Club House and related facilities in the total site of Golf Course as under:

North : Proposed Golf Hole No. 9 and Putting Green (Towards Existing Sewage Treatment Plant)

East : Existing 60 M wide Golf Course Road



South : Proposed Golf Academy of 6No. Golf Holes with Par 3 Course in front of Golf Driving Bay/Academy Building, Maintenance Building, Effluent Treatment Plant area, etc.

West : Proposed Golf Holes No. 10,11,12 and lake.

3. Examination:

3.1 Part Layout Plan of Club House Complex:

The location of all the buildings in Club house Complex plot measuring 3.51 hect.is similar as approved in 382nd SCM except the Caddy hut and ESS due to the scarcity of the available space for swimming pool complex. The Caddy Hut & ESS building were required to be shifted. Now the Caddy hut and ESS building is attached for creating the open space in front of Swimming pool complex. The ESS is located near the front boundary wall with a road on two sides as required for safety point of view.

3.2 Buildings:

The minor changes in the buildings such as Club house, Caddy hut, ESS, Entrance Plaza, Golf Academy building/ Golf Driving Bay building, Maintenance building etc were made during the design development at the time of working drawings during construction for functional improvements, aesthetics, services, structure etc.

A requirement of additional second floor for guest rooms and suites in the club building was suggested by the Ld. VC, DDA in various meetings and accordingly a proposal for additional floor has been prepared and required to be put up in SCM.

4. 0 Proposal for Consideration:

The proposed and under construction site for Club House Complex measuring 3.51 hect. situated on East side of the Golf Course which is located on the 60 M wide Golf Course Road. Revision is proposed in the 382nd SCM approved Part Lay out Plan, Club House Building with additional second floor for guest rooms, Swimming Pool with change room facilities, Caddy Hut, Golf Academy/ Golf Driving Bay Building, Car parking pool, ESS, Maintenance building and etc. are proposed as per the drawings and mentioned below:

4.1 Club House Complex:

Part Layout plan:

(Refer dwg No -01)

The locations of all the buildings except Caddy hut and ESS building are same as approved in 382nd SCM. The Caddy hut and ESS building are abutting each other and relocated towards the front boundary wall due to the scarcity of the space required for swimming pool complex and its Change room building. The construction of these two building are near completion.

The Buildings in the Club House Complex:



4.2 Club House building: (refer Drawings attached)

The minor changes in the Club House building comprising basement for services and golf cart parking, ground floor & First floor for club house activities as shown in the drawings has been made due to enhanced functionality, MEP services, structure etc and the building is near completion. The additional second floor of Guest rooms is proposed with following facilities:

Facilities provided at Additional second Floor:		
S.No.	Rooms	Nos.
1	Guest rooms with attached toilets	10
2	VVIP Suite Rooms	02
3	Dining Hall	01
4	Reception Lobby & Waiting Lounge	01
5	Manager's Room	01
6	Pantry	01
7	Linen Store	01
8	General Toilet	01
9	Staff Toilet	01

For area detail refer table 4.10.

4.3 Golf Academy/ Golf Driving Bay building: (refer Drawings attached)

Minor changes in under construction Golf Driving Bay Building with 23 Golf bays each in two levels/Floors in front of full-length practice range is proposed and constructed. The Golf Driving Bay building will provide the space for the operation of a golf academy wherein both training and administration can take place. The detail of the floor wise spaces is as under:

a) Ground Floor:

Reception Lounge, Admin, Prop shop, Fitness Centre, Lecture hall cum tech studio, Toilets, 23 No. Golf Driving Bays, Coach room, Restaurant, Golf ball issue section, Golf ball washing area three stair cases, etc. have been constructed as per drawings.

b) First Floor:

19 No. Golf driving bays under tensile covered roof and 4 No. open Golf driving bays, Restaurant cum cafe with pergola and Tapas area (the roofing of the Tapas and Part of the restaurant is under construction), Work Shop, Coach Room & Locker Room, Store, toilets, etc. have been constructed as per drawings attached.

For area detail refer table 4.10.

4.4 Swimming Pool and change room building: (refer Drawings attached)

A L-Shape Swimming Pool having area of 688.86 Sqm water area, Male & Female Change Room Block having 378.19 sqm BUA, basement for plant room having 270 sqm area, Snacks bar and Tapas etc. have been constructed on the North side of proposed Club House Building as per part LOP drawing. (The pool is 60% constructed and change room building RCC structure is complete).



For area detail refer table 4.10.

4.5 Entrance Plaza: (refer Drawings attached)

The main entrance Plaza to the Golf Course is proposed and constructed with a facility of entrance and exit gates, Security Room with attached toilet, store rooms which is abutting to 60 M wide Golf Course Road.

For area detail refer table 4.10.

4.6 Caddy Hut: (refer Drawings attached)

With minor changes in the single storey Caddy Hut has been constructed as shown in the drawings. The total Built up Area of caddy Hut is now 222 sqm. Instead of 214.15 sqm approved in 382nd SCM. For area detail refer table 4.10.

4.7 Electrical Substation: (refer Drawings attached)

An ESS and Meter Room of 397.88 sqm BUA has been proposed and constructed as per the drawings. For area detail refer table 4.10.

4.8 Parking:

The parking provision for 196 ECS against 143 ECS @ 2ESC/10 has been proposed in Common car parking pool in the entrance Plaza. Golf Cart Parking for 20 Nos Golf Carts has also been proposed in the car parking pool with Electric charging Facilities. The indoor Golf Cart parking for 100 Golf Carts has also provided in the Basement of the Club House Building.

4.9 Maintenance Building: (refer Drawings attached)

With minor changes in the single storey maintenance facility building has been proposed and constructed with BUA of 923.88 sqm.as per the drawings against the approved 948.21 sqm. For area detail refer table 4.10.

4.10 Mid Huts / Rest Huts:

With minor changes in the single storey, two numbers Mid Hut/Rest Huts are proposed and constructed in Golf play area as per the drawing. The location of the Mid Hut/Rest Huts have been shown in the Revised overall LOP of the Golf Course.

The comprehensive area statement of all the buildings proposed is as per table 4.10 below.

4.11 Comprehensive Area Statement:

TOTAL PLOT AREA OF THE CLUB HOUSE COMPLEX		3.51	ha	35100	sqm
	PERMISSIBLE	ACHIEVED AS/382 SCM		ACHIEVED AS/CURRENT PROPOSAL	
1 Ground Coverage (in Sqm)	20% 7020	16.0%	5599.5	17.7%	6226.7
2 F.A.R (in Sqm)	40% 14040	19.9%	6999.8	20.3%	7128.3



3	Built-up Area (in Sqm)			11227.28	14273.0
4	Parking @2ECS/100 sqm	142.6	ECS Required	190 ECS Provided	196.6 ECS Provided
5	Building Height			10.65 m	14.55 m

S.No.		APPROVED IN 382nd SCM				PROPOSED			
		Ground Coverage sqmt	FAR sqmt	Non FAR sqmt	BUA sqmt	Ground Coverage sqmt	FAR sqmt	Non FAR sqmt	BUA sqmt
A	CLUB HOUSE BUILDING								
6	Basement		234.03	2311.07	2545.1		329.19	2309.41	2638.6
7	Ground Floor	2979.9	2651.62	414.08	3065.7	2921.39	1823.24	1242.46	3065.7
8	First Floor		1636	175.32	1811.32		1216.67	634.72	1851.39
9	Second Floor			224.97	224.97		1043.89	824.8	1868.69
10	Porch Area			103	103			132	132
	TOTAL	2979.9	4521.65	3228.44	7750.09	2921.39	4412.99	5143.39	9556.38
B	SWIMMING POOL CHANGE ROOM BUILDING, AND SWIMMING POOL PLANT ROOM								
11	Basement - Plant room							270.85	270.85
12	GF- change rooms	133.9		133.9	133.9	718.81		378.19	378.19
13	GF-tapas and snacks bar						89.35		89.35
14	GF-First aid room and security check/starter hut						30.86		30.86
	TOTAL	133.9		133.9	133.9	718.81	120.21	649.04	769.25
C	GOLF ACADEMY / GOLF DRIVING RANGE BUILDING								
15	Ground Floor	1164.2	1132.33	126.22	1258.55	1227.45	1130	203.54	1333.54
16	First Floor		151.22	130.49	281.71		291	157.95	448.95
17	Tensile Roof Covering			392.42	392.42			417.5	417.5
	TOTAL	1164.2	1283.55	649.13	1932.68	1227.45	1421	778.99	2199.99
D	Caddy hut	214.15	195.65	18.5	214.15	222	187.5	34.5	222
E	ESS			36.41	36.41	45.26	33.98	363.9	397.88
F	Entrance plaza-Guard room and toilet	48		48	48	54.25		54.25	54.25
G	Maintenance building	895.51	874.2	74.01	948.21	888.21	863.73	60.15	923.88
H	Mid hut/Rest huts	163.84	124.76	39.08	163.84	149.34	88.84	60.5	149.34
	GRAND TOTAL	5599.5	6999.81	4227.47	11227.28	6226.71	7128.25	7144.72	14273.0



5. Recommendation:

The revised as built/under construction and proposed Architectural Design proposal for the approval of buildings plans and LOP of Club House Complex as mentioned from para 4.0 to 4.11 is presented before the Screening Committee for kind consideration and approval.

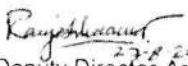
6. Financial Liability & Social Gain:

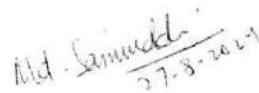
The Golf Club House, Swimming Pool, Caddy Hut, Golf Driving Bay /Academy Building, Maintenance Building, etc. as proposed here is going to provide much needed boost to the professional training to the young and budding Golf players. Since this Golf Course is going to be a Pay & Play facility, the citizens of Delhi and India as a whole can avail professional Golfing experience of International quality.

7. Follow up Action:

After obtaining the approval of SCM, the scheme shall be sent to office of CE Sports and SE Electrical (Sports) for further necessary action regarding like revised PE, EAC approval etc.


Arch Assistant


Deputy Director-Arch(Sports)


Assistant Director


Senior Architect(Sports)



**DELHI DEVELOPMENT AUTHORITY
ENGINEER MEMBER'S SECRETARIAT
INA, VIKAS SADAN , NEW DELHI-110023.**

No: EM3 (96)2020/DDA/Sports/Vol.-02/42

Date: / 7/02/2025

MINUTES OF MEETING

A meeting was convened on 10/01/2025 at 04:30pm under the chairmanship of EM/DDA at his chamber in B-Block, Vikas Sadan, INA, New Delhi-110023 to discuss the matter regarding review of progress of work and statutory approval related to Dwarka Golf Course, Sec-24, Dwarka.

The following officers attending the meeting (Attendance Sheet Attached):-

1. Sh. Arun Kumar, CE (Sports)/DDA.
2. Ms. Harleen Behl, Chief Architect/DDA
3. Sh. Siddhant Kashyap, PD(Sports)
4. Sh. Yogesh Tyagi, Sr. Architect/DDA
5. Representative M/s New Millennium with Architect and Structural Engineer.

A brief presentation on Golf course sector 24, Dwarka was presented by PD (SPORTS) and Sr. Architect/DDA. The PD (SPORTS) explained the back ground related to scope of work of consultant group M/s New Millennium, progress of works taken up by DDA and burning issues for completion of work. A detailed discussion was held on all aspect related to Golf course and the outcome of the discussion is as under:-

1. NOC from Fire and DUAC for the project:-

During the meeting, PD (Sports) appraised that part Fire NOC for driving range building Golf Course Sector-24, Dwarka has been applied in hard format dated 25/11/2024 by Electrical Wing and site visit by fire officers have also been conducted twice. The last site visit of fire officer was done on 09/01/2025. It was also appraised that as per agreement, that the work of obtaining all statutory approvals comes under the scope of the Architectural cum Project Management Consultant i.e. M/s New Millennium. As the inauguration of golf course has already been done by HLG on 18/12/2024 but fire NOC is yet to be obtained hence, EM/DDA expressed concern and directed consultant to apply for Fire NOC, as per requirement of the Fire Department by 11.01.2025 and promptly send the requisition for NOC from DUAC if required and other required NOCs, if any based on prescribed procedure.

Action: M/s New Millennium

2. Action plan for guest rooms to be constructed:-

During a site visit of HLG and senior DDA officers, it was discussed that the additional facility of rooms may also be explored As per initial suggestion by Engineering wing it was discussed to construct another floor on club building but, later, as per the feasibility check, the Consultant informed that it has been denied by Structural Engineer as it will compromise Factor of safety and even affects the aesthetic/ elevation of building. It is also suggested by Engineering Wing the lawn area near swimming pool, which is not fully developed yet may be considered for this proposal of rooms. Consultant has asked Architect wing to provide the required number of rooms and their sizes and accordingly they will work out the location and action plan for the construction.

Action: Sr. Architect/DDA & M/s New Millennium



3. Lack of site supervision by Consultant group:-

Architect and Engg. wing have expressed concern regarding lack of site supervision and non-presence of representative of consultant group for important suggestion/input at site. EM/DDA has directed the consultant group to strengthen their team and to deploy representative with authority on daily basis at site to give important suggestion/input at site to avoid any hindrances at site.

Action: M/s New Millennium

4. Issue in pending Bills of consultant :-

Consultant group has expressed issues in approval of their pending GST bill and Extra item bills. EM/DDA has directed consultant to send the pending bills to CE(Sports) office and directed CE(sports) and Dy. CAO to expedite the same.

Action: CE(Sports), Dy.CAO(Sports) & M/s New Millennium

5. In addition to above, it was also appraised that the Dwarka Golf course will also need accreditation from Indian Golf Union. In this regard, it was directed that CE(Sports) along with the consultant will take up this matter on priority basis.

Action: CE(Sports) & M/s New Millennium

The meeting ended with thanks to the chair.
This is issued with the approval of the EM, DDA

अधिशायी अभियंता
ई.ओ. II to अभियंता सदस्य
दिल्ली विकास प्राधिकरण

Copy to:-

1. PS to EM/DDA for kind information of the latter please.
2. PS to PC (Sports)/DDA for kind information of the latter please.
3. CE (HQ & QAC)/DDA, for kind information please.
4. CE (Sports)/DDA, for kind information please.
5. Chief Architect/DDA for kind information please.
6. Director(Works) for kind information please.
7. PD(Sports) for kind information please.
8. Dy. CAO(Sports) for kind information and necessary action please.
9. EE/SD-1 for information and necessary action.
10. M/s New Millennium through PD (Sports) for information and necessary action.
11. Guard File.

अधिशायी अभियंता
ई.ओ. II to अभियंता सदस्य
दिल्ली विकास प्राधिकरण



AGENDA FOR SCREENING COMMITTEE

Screening Committee No: 426

Item No: 10:2025

File No: - Comp. No.:83736 File No.:HUPW/CASP/0001/2024/GOLF/-O/o ACA-II(HUPW-SPORTS)

SUB: Proposal for part approval of additional Guest Rooms/Suite Building near swimming pool of Dwarka Golf Course Sector 24, Dwarka.

Synopsis: Modifications in the 424th SCM Approved Layout Plan regarding part approval of proposed Guest Rooms/Suite Building near swimming pool in Dwarka Golf Course Sector- 24.

1. Background:

- 1.1 A Golf Course of international standard has been planned at sector-24, Dwarka. The land use of the site is District Park and PSP, wherein sport activity is permitted as per MPD-2021. M/s New Millennium Ltd., a consortium, has been engaged for Architectural Cum Project Management Consultant appointed by o/o Project Director (Sports). The Golf Course with 18 Holes being planned for Golf Academy and other added facilities such as; Club House, Swimming Pool, Caddy Hut, Mid Huts, Maintenance Building, Sewerage Treatment Plant, etc.
- 1.2 The design scheme of Dwarka Golf Course Sector 24, Dwarka was initially approved in 293rd Screening Committee Meeting (SCM) vide Item No. 94:2010 dated 15-5-2010, again in 382nd SCM Vide Item No.68:2020 dated 09-06-2020 and further in 424th SCM Vide Item No.48:2024 dated 29-08-2024 with proposed modifications as per various decisions taken by Competent Authority from time to time. The project is in final stage of development.
- 1.3 During a site visit of Hon'ble LG and senior officers of DDA, it was discussed that additional facility of rooms may be explored. As per the initial discussions, the proposed rooms were planned above first floor of club building but later as per the feasibility received from consultant, it was denied by the structural engineer, as, it will compromise the factor of safety, elevation, and aesthetic of club building, same was reflected in MOM dated: 17.02.2025 vide even no. 42 under the chairmanship of CE (Sports)/DDA. It was also mentioned in MOM that a fresh location for the guest rooms/suite building to be finalized by Architect Wing due to structural reasons and services of the existing club building.
- 1.4 In view of above site visit, discussion and MOM, it was decided that proposed rooms/suites can be accommodated in separate building adjacent to swimming pool.

2. Location :

The location of Guest Rooms/Suite Building in Golf Course near swimming pool is as under:

East:	Existing 60 M wide Golf Course Road
West:	Proposed Golf Holes No. 10, 11, 12, and lake.
North:	Proposed Golf Hole No. 9 and Putting Green (Towards Existing Sewage Treatment Plant)
South:	Proposed Club Building,

Page 1 of 4



3. Examination:

3.1 Golf course is in initial stage of commissioning. As per the preliminary Cost Benefit Analysis, additional building for guest rooms/suites with stilt area and first floor (extendable to second floor in future) is planned to optimise the cost of operations.

3.2 Additional building can be designed in such a way, that, the visitors using the deck area of swimming pool next to this building are not obstructed by Golf Course view.

3.3 For ease of access for the guests, the Guest Rooms/Suite Building can be connected via a bridge with the existing Club House Building at the first floor level.

3.4 Feasibility report regarding site dimensions was received from the Engineering Wing dt. 24/02/2025 vide letter no. No. F.2(16)/Sports Divn. 1/DDA/A/Dwk/2023-24/431.

4. Proposal:

4.1 In view of above examination, the proposal for single floor of guest rooms/suite building with stilt area for sitting is planned. Currently this proposal is being submitted for In-Principle approval of Two Storey Building i.e. Stilt floor + First Floor (extendable to second floor i.e. Stilt floor + first floor + Second Floor) as the factor of safety for structural system be considered for at least two floors for guest rooms (i.e. Stilt floor + first floor + Second Floor), so that, in future another floor can be added, if required, to accommodate the increased occupancy. Accordingly, the proposal for guest rooms/suite building near swimming pool is being designed and put up in Screening Committee Meeting.

4.2 Total area of club house complex: 3.51 hac

- Permissible Ground Coverage @ 20% = 7020.0 sqm
- Permissible FAR @ 40% = 14040.0 sqm
- ECS required @ 2ECS/100 sqm: 143 ECS

4.3 The guest room/suite building is proposed with following facilities:

S.No.	Rooms/ Spaces	Nos.	Size/Area
A	First Floor		
1	Rooms with attached toilets	08	4.0 m x 7.86 m/32.44 sqm
2	VVIP Suite Rooms	01	6.4 m x 7.86 m/50.30 sqm
3	Reception	01	2.125 m x 1.975 m/4.2 sqm
4	Pantry	01	3.0 m x 2.4 m/ 7.2 sqm
5	Linen Store	01	3.0 m x 2.4 m/7.2 sqm
B	Stilt Area (for seating)	01	502.6 sqm



S.No.	Proposed Guest Rooms/Suite Building	
1	Ground Coverage (sqm)	502.6
2	Envelope area (sqm)	502.6 (27m X 18.61m) approximately
3	FAR (sqm)	330.85 (FF)
4	NON-FAR (sqm)	GF (80.55 + 450.65) + FF (162.76 + 51.95) 745.91
5	Stilt Floor (sqm)	502.6
6	Total Built up area (sqm)	1076.76
7	Height (m)	9.7 m
8	Additional Parking	@2 ECS / 100sqm, = 7 ECS

4.4 Area Statement:

A. Existing (as per 424th SCM excluding guest rooms proposed on second floor in clubhouse)

Buildings/Facilities	Ground coverage (sqm)	FAR (sqm)	Non-FAR (sqm)	BUA (sqm)
Club house	2921.39	3369.19	4543.56	7912.66
Swimming pool change room bldg. and plant room	718.81	120.21	649.04	769.25
Golf academy/ golf driving range bldg.	1227.45	1421.0	778.99	2199.99
Miscellaneous (caddy hut, ESS, entrance plaza, guard room and toilet, maintenance bldg, Mid Hut/ rest huts)	1359.06	1174.05	573.3	1747.35
Total	6226.71	6084.45	6544.89	12629.28
Parking @2 ECS /100 sqm	Required = 122 ECS, Provided 190 ECS			

B. Proposed

Buildings/Facilities	Ground coverage (sqm)	FAR (sqm)	Non-FAR (sqm)	BUA (sqm)
Guest room/suite building	502.6	330.85	745.91	1076.76
Parking @ 2 ECS/100 sqm	7 ECS			



C. Existing + Proposed

Buildings/Facilities	Ground coverage (Existing + Proposed) (sqm)	FAR (Existing + Proposed) (sqm)	Non-FAR (Existing + Proposed) (sqm)	BUA (Existing + Proposed) (sqm)
C = A+B	6729.31 (19.17%)	6415.3 (18.3%)	7290.8	13706.04

Parking @ 2 ECS/100 sqm Required = 129 ECS, Provided 197 ECS

5. Recommendation:

Part proposal for Guest rooms/Suite building near swimming pool, Golf Course, Dwarka, Sector 24 is presented before the Screening Committee for kind consideration and approval.

6. Financial Liability & Social Gain:

The tentative costing of the proposed Guest Room/Suite Building, as informed by Engineering Wing, is approximately INR 60 Crores as per PAR

The Guest rooms/Suite building so proposed will provide accommodation for national and international guests visiting golf course for professional training and play

7. Follow up Action:

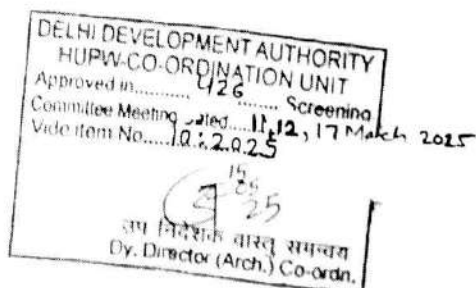
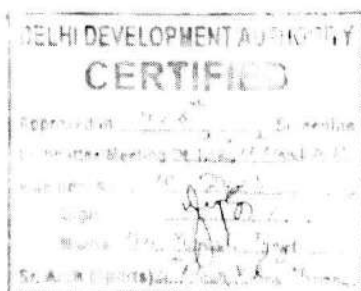
After the approval, the SCM authenticated Layout Plan shall be forwarded to the Office of C. E. Sports for feasibility, Structure designing, PE and NOCs from local bodies etc. as per requirement

Arch Asstt

AD (Arch)

DD (Arch)

Sr. Architect (Sports)



Page 4 of 4

SPECIFICATION OF E/M SERVICES

Name of Work: Construction of Guest Room of DDA Golf Course, Sector – 24 Dwarka.

S. No.		Description of Item	Location	Remarks
1.	Internal Electrification Installation i.e. wiring, cabling Conduiting, MCCBs, Fan and fittings etc.	a) 1.5/4 sq.mm FRLS PVC Copper Wire, Modular Switch, Modular Socket, 15/16-amp, Modular Socket 5/6 amp	To Be Used at Linen Store, Guest Room, Reception and Stilt Area	Make and Model Will Be Used as per Approval
		b) PVC/Steel Conduit in recess/surface	--do--	
		c) Aluminium Conductor XLPE Insulated Armoured Cable	--do--	
		d) GI Box Along with Modular Base Cover Plate	--do--	
		e) Telephone Socket Outlet	--do--	
		f) MCB Distribution Board with MCBs	--do--	
		g) 1200 mm Sweep BLDC Ceiling designer Fan	--do--	
		h) Cob Light With Reflector Colour Rose Gold/ Mat Black/ Chrome IP 44 of 7 Watt	--do--	
		i) Ceiling Light with Adjustable Head with Swivel Joint, IP 44 and Chrome Colour of 27 Watt	--do--	
		j) Step Light of 2 Watt	--do--	
		k) Room Two Way Bell	--do--	
		l) Opulent Glass Switches Made of 0.55mm Tempered Glass	--do--	
		m) USB Type C and USB Type A Charging Socket	--do--	
		n) 110 /220 Volt shaver Socket	--do--	
		o) Mood lighting for brighter day and warm evening with 3 step dimming on switch toggle (15 watt- 850 lumen, 7 watt- 450 lumen and 2 watt- 450 lumen and bronze colour	--do--	
		p) 110 /220 Volt shaver Socket	--do--	
		q) USB Type C and USB Type A Charging Socket	--do--	
		r) key card entry	--do--	
2.	Outdoor Light fitting	LED outdoor light fixtures of suitable lumen output/ wattage for compound lighting / street lighting / decorative lighting as required.	To Be used Outside the Building	--do--
3.	Fire Fighting System	Down comer system/yard hydrant Fire Extinguisher CO2 / ABC type	To Be Provided at Suitable Location in Gallery / Pantry (as per Delhi Govt. Fire Norms).	--do--



S. No.		Description of Item	Location	Remarks
4.	Fire Alarm System	Manual Fire Alarm System Complete with Items Like Manual Call Boxes, Cabling / Wiring, Fire Panels etc	To Be Used at Guest Room, Reception and Linen Store	--do--
5.	VRV/VRF System	VRV/VRF Air-Conditioning System Including Outdoor / Indoor Duct able Units, etc. Plumbing Works, Ducting, Volume Dampers, Thermal Insulation for Pipes and Ducting, Controls, Power Cables, Electrical Panels Complete as Required.	To Be Used at Guest Room, Reception Room & Lobby area (as per Delhi Govt. Fire Norms).	--do--
6.	CCTV	IP Based CCTV System for Building Security Comprising of PTZ / Fixed Camera, Cabling, Recording, Display System And Hard Ware Software Support for Indoors Only	To Be Used at Reception, lobby and Stilt Area	--do--
7.	EPBAX / LAN System	EPBAX / LAN System Comprising of Core Switches & 12 Switches With 10 G, 10 giga SFP Modules, WIFI Access Points, WIFI Controller, Network Management Software, Racks, CAT 6a Cable, Patch Panels, QFC etc.	To Be Used at Multipurpose Hall, Reception, Waiting Area, Entrance Lobby Terrace Area	--do--
8.	Lift	13 Passenger lifts shall be with power operated centre opening/side opening doors, and AC variable voltage & variable frequency controls, Car safety & Governor, Guides, guide rails, ropes, car platform, cabin finishes (stainless steel), car & landing doors (stainless steel), hoist motors, braking system, Automatic Rescue Device (ARD) etc complete as per the CPWD Specifications and related IS standards up to date. (Lifts can be with Machine room or Machine room less depending upon site requirement) Provision of lifts will be made as per National Building Code-2016 / relevant BIS amended up to date) considering no of floors, height of the building and speed of elevators; Lift be made compliant to barrier free and accessibility requirements as per CPWD specifications & capacity to be minimum 13 passengers for barrier free lift.	To Be Used at lift well	--do--
9.	Solar Heater/Heat Pump/Combination of solar heater and electric rod	250 ltr. Water heating Capacity Solar Heater/Heat Pump/Combination of solar heater and electric rod will be used as per site compatibility.	To Be Used in toilet area	--do--

Sh. Ajay Kumar Gupta
Dy. CAO (Sports)/DDA

Mrs. Ruhee Dugg
Commissioner (Sports)

Mrs. Manisha Gupta
ACA to VC/DDA

Sh. Anand Prakash
CE(Sports)/DDA

Mrs. Harleen Behl
Chief Architect/DDA

Sh. Sanjay Khare
Engineer Member/DDA





SPECIFICATION					
Project		Proposal for part approval of additional Guest Rooms/Suite Building near swimming pool of Dwarka Golf Course Sector 24, Dwarka.			
1	FLOOR	TILE	i	WOODEN LAMINATE FLOORING	Colour and Shade as per Approval
				To be used in - Guest Rooms	
			ii	600 MM x 1200 MM Full body Anti-Skid Vitrified Tile (Matt finish)	Colour and Shade as per Approval
				To be used in - Toilets, Linen Store & Pantry	
		STONE	i	ITALIAN STONE (18mm Thick)	Skirting to be of same material.
				To be used in - Corridor/ Lift lobby/ Reception	
				GRANITE (20 MM THICK)	Colour and Thickness as per Approval
				To be used in - Stilt Floor /Staircase	
2	WALL	TILE	i	600 MM x 1200 MM VITRIFIED MATT FINISH TILE	Colour and Shade as per Approval
				To be used in - Toilet and Pantry upto Ceiling/False Ceiling Height	
		PAINT	ii (a)	ACRYLIC EMULSION INTERIOR PAINT WITH POP BASE	Colour and Shade as per Approval
				To be used in - Guest Rooms, Corridor and Linen store	
			ii (b)	ACRYLIC TEXTURE EXTERIOR PAINT	
				To be used in - Exterior Walls	
		STONE	iii	White sand stone	Colour and Shade as per Approval
				To be used in - 40% of Exterior Walls (Dry cladding)	
3	MS / SS WORKS	i		MS RAILING (as per size) with PU paint	As per Approval
				To be used in - Staircase	
		ii		SS RAILING (as per size) with 10mm thk. Toughened Glass	
				To be used in - Parapet	
4	GLASS	i		10 MM Clear glass shower partition with hinged glass door tampered with anti-lime scale testament	
				To be used in - Shower area	
5	WINDOW			Pre-engineered aluminium windows of approved color with toughened glass (8-10mm (preferably charcoal grey)	Colour as per Approval
				To be used in - Guest Room Windows (from 6" from FFL upto 8'-0" height) and Ventilators in Toilet	



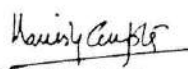
SPECIFICATION				
Project	Proposal for part approval of additional Guest Rooms/Suite Building near swimming pool of Dwarka Golf Course Sector 24, Dwarka.			
6	FITURES	i	WALL HUNG WATER CLOSET (Rimless)	As per Approval
			To be used in - Toilet	
		ii	HEALTH FAUCET (as per sizes)	As per Approval
			To be used in - Toilet	
		iii	Counter top WASH BASIN over quartz (as per sizes)	As per Approval
			To be used in - Toilet	
		iv	Large viewing mirror	
7	CEILING	i	POP Ceiling	As per Approval
			To be used in - Guest Room/ Corridor	
		ii	POP Ceiling	
			To be used in - Toilet	
		iii	Powder Coated Aluminium/ Metal Mesh Ceiling (As per Design)	
			To be used in - Stilt area	

***Note:**

- Plumbing & electrical layout drawings to be finalized before finalization of works.
- All doors windows top height to be 8 feet from finished flooring level

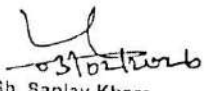

Sh. Ajay Kumar Gupta
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Engineer Member/DDA



E.M.'s Office / DDA

Sanction No. 02/2026-27

ED-II Unit
 Dy. No. 938
 Date: 25/5/26 DELHI DEVELOPMENT AUTHORITY
 WORKS AUDIT CELL-II

Name of work: C/o Guest House at DDA Golf Course Sector-24 Dwarka

Finance Member, DDA has been pleased to accord financial concurrence to the preliminary estimate, amounting to Rs 6.64.42.005/- (Rs Six Crore Sixty-Four Lacs Forty-Two Thousand Six Hundred Sixty-Five only) i/c 3% contingencies and 11.25% departmental charges

The above financial concurrence shall be subject to the following conditions:-

1. Preliminary Estimate has been broadly checked on the basis of documents submitted with PE. The correctness of the items, nomenclature, rates, analyzed items, unit, quantities, amount as well as assessment of feasibility of items as per requirement of site shall lie with the TS authority
2. Expenditure will be incurred only after ensuring the budget provision in the relevant year of execution of work
3. Each work included in the PE shall be executed only through proper call of tenders after completing all the codal formalities, latest CPRA guidelines and departmental instruction issued from time to time
4. All mandatory approvals and drawings are to be sought by the TS authority, wherever required. All the compliance of the observations made during site visit of higher officers as mentioned in the history sheet of the work shall be ensured at the time of issue of technical sanction of the Preliminary Estimate
5. Utmost Economy in the expenditure shall however be ensured by the engineering wing during the execution of work
6. The concerned division office to ensure the feasibility w.r.t dimensions of existing services etc.
7. Formal approval of EAC is mandatory.
8. The correctness of Preliminary Estimate rates may be thoroughly examined by TS authority before making any payment to the executing agency
9. The sanctioning authority of deviation/substitute/extra item will invariably ensure that no undue benefit accrues to the executing agency
10. Necessary approval has to be taken from the forest department for cutting of trees if required. Any other requisite approval has to be taken from statutory/government body if required for the case
11. The concerned zonal office to ensure that the site is free from encroachment and is readily available to execute the work
12. Provisions kept in the PE for different sub head i.e. Civil, Electrical, Hort., Contingencies & Departmental charges shall not be misused/diverted for any other sub-heads
13. It shall be ensured by the TS authority that the expenditure on the work charge establishment and petty items does not exceed the 3% contingencies sanctioned for the work.
14. Uniform applicability of GST and other statutory levies/taxes, wherever admissible, shall be ensured.
15. It shall be ensured by the TS authority that Extra /Substitute items shall be paid only for the works not considered in the scope of work as per agreement
16. The TS Authority shall ensure that all the provisions of CPWD Manual /CPWD specifications (along with subsequent amendments) and financial delegations are duly complied.

Encl. As above (Abstract of Cost)

BUDGET CODE	MAJOR HEAD	MINOR HEAD	ACCOUNT HEAD	Zone
24095894	2423	11	NA-II	Sports Zone

Chief Engineer (HQ), DDA

Sr. A.O. (Works-II)/DDA



U.O. No. F2(2)/AO(W)/PE/DDA/2026-27/38

Date:- 22.05.2026

Copy to :-

1. PS to FM/DDA
2. P.S. to EM/DDA
3. C.E (Sports)/DDA
4. CAO/DDA
5. Director (Finance)
6. Director (works)/DDA
7. Dy. CAO (works)
8. EE/Coordination
- ✓ 9. EO II/EM
10. Office copy

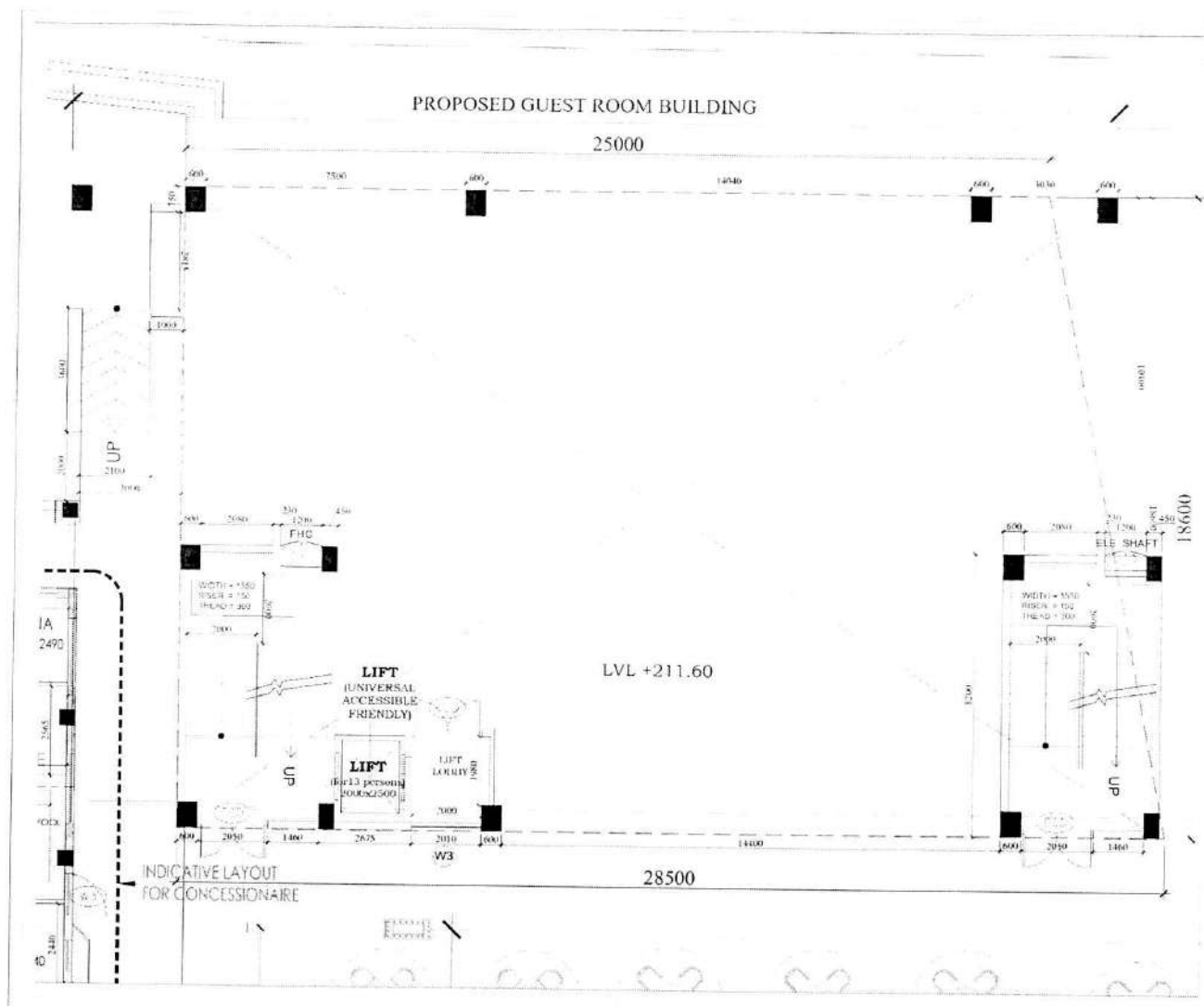
ABSTRACT OF COST

Name of work: C/o Guest House at DDA Golf Course Sector-24 Dwarka

S. No.	Description	Amount (Rs)
1	Civil works	4,60,23,464/-
2	Electrical Work	1,12,27,694/-
3	Consultancy Work	9,04,348/-
	Total	5,81,55,506/-
3	Add 3% contingencies	17,44,665/-
	Total(B+C)	5,99,00,171/-
4	Add 11.25% Departmental Charges on (B)	65,42,494/-
5	Grand Total(D+E)	6,64,42,665/-

(Rupees Six Crore Sixty-Four Lacs Forty-Two Thousand Six Hundred Sixty-Five only)

[Signature]
Sr. A.O. (Works-II)/DDA



NOTES:

1. ALL DIMENSIONS & COORDINATES MENTIONED IN THIS DRAWING ARE IN MILLIMETERS, UNLESS OTHERWISE STATED.
2. COMPLETE LAYOUT ON SITE AS PER THE DRAWING SHALL BE DONE & TO BE VERIFIED BY THE SITE ENGINEER BEFORE THE COMMENCEMENT OF THE JOB ON SITE.
3. COLUMN DIMENSION AND COLUMN TO COLUMN DISTANCE SHALL BE VERIFIED AND FOLLOWED AS PER STRUCTURAL DRAWING.
4. THE DRAWING IS NOT TO BE SCALED & ONLY WRITTEN DIMENSION SHALL BE FOLLOWED.
5. NO MODIFICATION / ALTERATION IN THE DRAWING OR ON SITE, APART FROM THE DETAILS MENTIONED IN THE DRAWING, SHALL BE DONE WITHOUT THE CONSENT OF THIS OFFICE.
6. ANY DISCREPANCY IN THE DRAWING SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF SAID OFFICE BEFORE THE COMMENCEMENT OF THE WORK ON SITE.
7. THE AREAS MENTIONED IN THE AREA CHART MAY VARY TO INCORPORATE SERVICES, STRUCTURE ETC.
8. IN CASE OF ANY DISCREPANCY OF MATERIALS MENTIONED IN THE DRAWING THE APPROVED SPECIFICATION SHALL PREVAIL.

The Architectural Design proposal/Scheme has been put up and approved in 244th S.C.M. Vide ITEM No. 48/2020 held on 06.06.2020 as under: "After detailed deliberation the proposal was approved."

The Architectural Design proposal/Scheme has been put up and approved in 244th S.C.M. Vide ITEM No. 48/2020 held on 06.06.2020 and continued on 30.08.2021 as under: "After detailed deliberation the proposal was approved."

The Architectural Design proposal/Scheme has been put up and approved in 244th S.C.M. Vide ITEM No. 48/2020 held on 11.03.2023 and continued on 12.03.2023 and 17.03.2023 as under: "After detailed deliberation the proposal was Approved with the observation that provision for constructing guest rooms on 2 floors be kept."

PROJECT No.	19875
DATE	04.04.2024
DWARKA GOLF COURSE SECTOR-24, DWARKA GUEST ROOM BUILDING	
TITLE GROUND FLOOR PLAN	

SCALE: As/30mm dia	DATE APRIL-2024	ARCHITECT JAGDIP SINGH SINGH, IIT DELHI	CHIEF ARCHITECT JAGDIP SINGH SINGH, IIT DELHI
OFFICE OF CH. ARCHITECT (SPORTS) HOUSING & URBAN PROJECTS WING 8 FLOOR, VIKAS MINAR, DELHI-110002			





DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE CHIEF ENGINEER
CE(Dwarka) ZONE

EAC AGENDA

(FOR A/A & E/S)

Name of Work : Conservation of Water Bodies.
SH : Rejuvenation of water body at Takiya
Talab of Mundka (Kh No.373/1) Zone K-1.

Amount of PE : ₹11,67,03,040/- (Rs. Eleven Crore Sixty-
Seven Lakh Three Thousand Forty only).

Chief Engineer (Dwarka)/DDA



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1) DETAILED PROJECT REPORT

S.No.	Title	Details
1.	Subject	Name of Work : Conservation of Water Bodies. SH : Rejuvenation of water body at Takiya Talab of Mundka (Kh No. 373/1) Zone K-1.
2.	Name of Department	Zone: CE(Dwarka)/DDA Circle: DCC-1-/DDA Division: Dwarka Project Division-1/DDA
3.	Detailed report or Brief History of the project	An order has been received in this office Regarding handing over the Gram Sabha Land of 89 urbanized villages, urbanized u/c 507 of DMC Act., vide notification dated 16.05.2017 and further notified for placing at the disposal of DDA, vide notification dated 28.01.2019 u/s of DDA Act. 1957, vide No. SDM(KH)/SW/2019/8332 dated 20.11.2019, to take over the Gram Sabha Land of Urbanized Villages of Delhi. In this regard various Gram Sabha land taken over by concerned Land Management (DDA) from Block development office (BDO) and revenue department of GNCTD and same as and where basis handed over to Engineering Wing. In continuation of the above, Gram Sabha land in village Mundka, including the water body bearing (Kh No-373/1), has also been taken over. Various departments, including the DM Office (West Zone), SDM Office, and Court Commissioner Shri V.K. Tandon, are continuously monitoring the rejuvenation work of the water bodies and have instructed to taken up the work on a war footing. Further, Letters from the EM Office, DDA, vide No. EM3(41)2001/Vol.XV/282 dated 29.04.2024 and EM3(41)2001/Vol.XVIII/23 dated 22.01.2025, have directed that at least 10 water bodies from each zone be rejuvenated, as this matter is pending before Hon'ble NGT. Also, the directions regarding the rejuvenation of these water bodies received from Hon'ble NGT court case (OA no. 633) "The Rejuvenation of all the Water Bodies of Delhi" & (OA no. 311/2022) "Jeet Singh Yadav vs GNCTD & Ors" in all court case matter urges for take up the rejuvenation of water bodies on war footing level. NGT has passed an interim order and directed to rejuvenate the water body at Kh. No. 373/1 on urgent basis with the timeline. IIT Delhi is also appointed as a consultant for comprehensive rejuvenation of Takiya Talab. IIT Delhi has recommended the installation of STP plant of 2000KLD, strengthening of embankment, recommended beautification of Talab and other related items.
4.	Initial Cost of the work	₹ 11,67,03,040 (including 3% contingency & 11.25% Departmental Charges).



5.	Financial implication of proposed work/Cost of PE	₹11,67,03,040/- (Rs. Eleven Crore Sixty-Seven Lakh Three Thousand Forty only). <i>Financial Concurrence issued vide F2(1)/AO(W)/PE/DDA/2026-27/31 dated: 12.05.2026.</i>
6.	Target date of Completion	The stipulated date of completion is likely to be end of March 2027.
7.	Recommendation of the Head of Department	The FC has been accorded by Sanction No. 01/2026-27 by FM/DDA. Hence, the case is recommended for accord of A/A & E/S by the Competent Authority i.e. EAC (NA-II) Committee.

(Er. Nishikesh Kumar)
EE/DPD-1

(Er. Pramod Meena)
SE/DCC-1/DDA

(Col. Deepak Suyal)
Chief Engineer (Dwarka)



2. BACKGROUND & BRIEF DETAILS OF PROJECT

An order has been received in this office Regarding handing over the Gram Sabha Land of 89 urbanized villages, urbanized u/c 507 of DMC Act., vide notification dated 16.05.2017 and further notified for placing at the disposal of DDA, vide notification dated 28.01.2019 u/s of DDA Act. 1957, vide No. SDM(KH)/SW/2019/8332 dated 20.11.2019, to take over the Gram Sabha Land of Urbanized Villages of Delhi. In this regard various Gram Sabha land taken over by concerned Land Management (DDA) from Block development office (BDO) and revenue department of GNCTD and same as and where basis handed over to Engineering Wing.

In continuation of the above, Gram Sabha land in village Mundka, including the water body bearing (Kh No-373/1), has also been taken over. Various departments, including the DM Office (West Zone), SDM Office, and Court Commissioner Shri V.K. Tandon, are continuously monitoring the rejuvenation work of the water bodies and have instructed to taken up the work on a war footing. Further, Letters from the EM Office, DDA, vide No. EM3(41)2001/Vol.XV/282 dated 29.04.2024 and EM3(41)2001/Vol.XVIII/23 dated 22.01.2025, have directed that at least 10 water bodies from each zone be rejuvenated, as this matter is pending before Hon'ble NGT. Also, the directions regarding the rejuvenation of these water bodies received from Hon'ble NGT court case (OA no. 633) "The Rejuvenation of all the Water Bodies of Delhi" & (OA no. 311/2022) "Jeet Singh Yadav vs GNCTD & Ors" in all court case matter urges for take up the rejuvenation of water bodies on war footing level.

NGT has passed an interim order and directed to rejuvenate the water body on urgent basis with the timeline. IIT Delhi is also appointed as a consultant for comprehensive rejuvenation of Takiya Talab. IIT Delhi has recommended the installation of STP plant of 2000 KLD, strengthening of embankment, recommended beautification of Talab and other related items. Hence, the Preliminary Estimate amounting to ₹11,67,03,040/- (Rs. Eleven Crore Sixty-Seven Lakh Three Thousand Forty only). has been prepared & Financial Concurrence of same amount has been accorded by the competent authority vide letter no. U.O. No. F2(1)/AO(W)/PE/DDA/2026-27/31 dated: 12.05.2026. Hence, the case is hereby put-up before the EAC (Estimate Approval Committee) for accord of A/A & E/S.

(Er. Nishikesh Kumar)
EE/DPD-1

(Er. Pramod Meena)
SE/DCC-1/DDA

(Col. Deepak Suyal)
Chief Engineer (Dwarka)



2 (a) DESIGN & SCOPE

The work of comprises comprehensive rejuvenation of Takiya Talab, Village Mundka, as per IIT Delhi recommendations, including installation of a 2000 KLD STP, strengthening of embankments, desilting, development of inlet systems, landscaping, beautification, plantation, fencing, pathways, and other allied civil works required for restoration and sustainable management of the water body in compliance with Hon'ble NGT directions.

(Er. Nishikesh Kumar)
EE/DPD-1

(Er. Pramod Meena)
SE/DCC-1/DDA

(Col. Deepak Suyal)
Chief Engineer (Dwarka)



2(b). ABSTRACT OF COST

Name of work : Conservation of Water Bodies.
SH : Rejuvenation of water body at Takiya Talab of Mundka (Kh No.373/1) Zone K-1.

S.No	Description	Total Amount (Cr)
1	Civil works	Rs 10,30,54,556/-
2	Civil works after adjustment of GST Correction Factor @0.973	Rs 10,21,47,081/-
3	Add: 3% contingencies on (B)	Rs 30,64,412/-
	Total (B+C)	Rs 10,52,11,493/-
4	Add: 11.25% Departmental Charges on (B)	Rs 1,14,91,547/-
5	Grand Total (D+E)	Rs 11,67,03,040/-

(Er. Nishikesh Kumar)
EE/DPD-1

(Er. Pramod Meena)
SE/DCC-1/DDA

(Col. Deepak Suyal)
Chief Engineer (Dwarka)



2(C) AREA OF THE SCHEME AND OTHER BUDGETARY INFORMATION

S.No.	Description	Details
1.	Plot Area (Pond area)	9642.00 sqm.
2.	Whether scheme is non-revenue generative and non-remunerative	Not Applicable.
3.	Estimated cost of the project	₹ 11,67,03,040/-
4.	Budget Code	24900521
5.	Head of Account	Nazul A/c-II
6.	Approved by Screening Committee (SCM)	NA
7.	Approved by Screening Committee (SCM) with modifications.	NA
8.	Financial Concurrence	Accorded by FM/DDA for amounting to ₹11,67,03,040/- (Rs. Eleven Crore Sixty-Seven Lakh Three Thousand Forty only). Vide No. F2(1)/AO(W)/PE/DDA/2026-27/31 dated: 12.05.2026.
9.	Whether the site is free from all encroachment and available for development	Yes
10.	Position regarding approval of Scheme from MCD/ DJB etc.	N/A
11.	Time allowed	09 Months
12.	Time taken/required in completion of work	09 Months
13.	Work likely to be completed	The stipulated date of completion is likely to be end of March 2027.

(Er. Nishikesh Kumar)
EE/DPD-1

(Er. Pramod Meena)
SE/DCC-1/DDA

(Col. Deepak Suyal)
Chief Engineer (Dwarka)



3). Proforma's for EAC Agenda

- a) Check list/processing proforma for revised preliminary estimate for accord of Financial Concurrence / A/A & /E/S

(Budget Code: 24900521)

ZONE: DWARKA ZONE

1. Name of the scheme a) Housing b) Community Hall c) Development Work d) Any other	Conservation of Water Bodies.
2. Scheme approved by a) Screening Committee b) UTTIPEC c) Any other d) Quote reference No. of approval	EM/DDA
3. Design & Scope of work	The work of comprises comprehensive rejuvenation of Takiya Talab, Village Mundka, as per IIT Delhi recommendations, including installation of a 2000 KLD STP, strengthening of embankments, desilting, development of inlet systems, landscaping, beautification, plantation, fencing, pathways, and other allied civil works.
4. Main items of execution a) Development works b) Civil building work c) Electrical works	Civil Works
5. Total area of the scheme a) Development works b) Built up area for building works	9642.00 sqm
6. In respect of housing schemes mention plinth area and no. of category wise flats to be constructed a) HIG Flat b) MIG flat c) EWS d) One room tenement	Not Applicable
7. Works Outlay a) Civil work b) Re-Development work c) Electrical work d) Horticulture work e) Infrastructure fund f) Consultancy provisions g) Third party quality assurance @1%	₹ 11,67,03,040.00 -- -- -- -- As per prevalent rules.



8. Provision for a) Contingencies @3% b) Departmental charges @ 11.25%/0.25 % As the case may be	₹ 30,64,412.00 ₹ 1,14,91,547.00
9. Total cost of the preliminary estimate inclusive of contingency and departmental charges for which sanction is required.	₹ 11,67,03,040.00
10. Head of account a) BGDA b) Nazul -A/c II c) Any other	Nazul A/c-II
11. Preliminary estimate is based on a) PAR..... b) DSR..... c) Market rate	DSR-23 & Market Rates
12. Gross amount of items based on a) PAR..... b) DSR..... c) Market rate	₹ 11,67,03,040/- (including 3% contingency & 11.25% Departmental Charges).
13. Rate of cost index applied on a) PAR items b) DSR items	Not applicable
14. Status of Land a) Available b) Partly available c) Are there any encroachment if so provide details d) Whether any litigation is pending e) If so give details	Available
15. Status of the drawings a) Lay out plan b) Architectural c) Structural	Available -- Not Available
16. Whether the work is as per a) Approved Master Plan b) Approved Building Bye-laws	NA
17. Whether the work requirement judged by a) DDA b) Demand from public c) Demand from political representative	DDA
18. Whether the work would entail any Clearance from MTNL / MCD / NDMC / BSES / NDPL / DAUC / or any other Statutory authority if yes, provide details	Not Required
19. Status of availability of trunk services a) Sewer b) Drinking water c) Storm water drain d) Electricity	NA NA NA NA



20. Period of completion for the scheme	09 Months
21. Expenditure proposed to be incurred a) During current financial year 2026-27. b) 2027-28	₹ 11.67 Cr --
22. Is budget provision available, if so, Indicate budget provision for a) 2026-27 b) 2027-28	Yes
23. Specify provision if any made for payment to DISCOMS and clarify a) Nature of payment b) Basis of payment c) Whether the estimate has been checked in DDA	Not Applicable
24. In case the estimate is based on details/quantities provided by consultant whether the same has been checked, vetted and accepted by SE(P)/Zonal Chief.	Estimate prepared based upon DSR-23/market rates by Divisional Offices and checked in Zonal Chief Office.
25. What is the cost per sqm as per PE	Approx. ₹ 10,593/- Per Sqm.
26. Has the cost of construction/development been compared with similar nature of works executed/sanctioned in the recent past, give details?	Not Applicable
27. In respect of housing works Dy.FA(H) to attach statement of per sqm cost of construction and disposal cost of each category of flat as per standard PAR and PE.	Not Applicable
28. Reasons and justification for proposal.	The proposed work is essential for ecological restoration, improvement of water quality, compliance with statutory and judicial directions, and long-term conservation of the water body.
29. Ultimate objective to be achieved.	The proposal is to restore and rejuvenate Takiya Talab into a sustainable and ecologically healthy water body by improving water quality, enhancing its storage capacity, preventing pollution and ensuring long-term environmental conservation.
30. Has any study been made for viability of the project w.r.t stability etc., if so, attach report	As per IIT report.
31. Any other issue of importance/significance.	Not Applicable


(Er. Nishikesh Kumar)
EE/DPD-1


(Er. Pramod Meena)
SE/DCC-1/DDA


(Col. Deepak Suyal)
Chief Engineer (Dwarka)



b) Brief particulars of project

1.	Name of work SH	Conservation of Water Bodies. : Rejuvenation of water body at Takiya talab of Mundka (Kh No.373/1) Zone K-1 .
2.	Nature of work/proposal	Rejuvenation Work of Water Body
3.	Head of Account (major/Minor Head)	Major head: 2422 Minor head: 10
4.	Whether any work executed earlier relating to this scheme against any previous sanction. If so, give details.	N. A
5.	Expenditure proposed to be incurred a) During Year 2026-27 b) 2027-2028	₹ 11.67 cr ₹
6.	Whether the road/land/building belongs to DDA. if not, it is a deposit work. Give details thereof.	Yes, DDA property.
7.	Period in months a) Period between A/A & E/S & start of work b) Period for completion c) Position of NIT (specify if tender invited in anticipation of A/A & E/S).	a) 2 Months b) 09 Months c) Shall be invited after grant of AA&ES
8.	Whether the work is as per a) Approved Master Plan b) Approved building bye-laws	NA
9.	Whether the work design/drawing is as per requirement of department (in case of deposit work) If not reason thereof.	Not a deposit work
10.	Whether land required for the project is a) Available? b) To be acquired?	Available
11.	Whether the work requirement judged by a) DDA b) Demand from public c) Demand from political person	DDA
12.	In case of road/bridge work does the land belongs to MCD/PWD/NHA/DDA	NA
13.	Whether any litigation/dispute is pending in Court of any other forum.	Work area is litigation free.
14.	Whether any encroachment exists on the land.	Work area is encroachment free.
15.	Whether work would entail any clearances from MTNL/MCD/NDMC/BSES/NDPL/DUAC or any other statutory authority. If yes provide details.	No



Certified that:-

1. The estimate submitted/sanctioned during last 3 years for the same portion of road bridge/ subway /Building etc. and the present status of work against each is as follows: -

SNo.	Sanction No. & Amount	Name of work	Status of work
1	NA	NA	NA

2. The present proposal/estimate has become necessary and the expenditure on the said proposal/work during the year will not exceed to the budget provision/RE against the relevant head of the A/c for the year(s) under the sector.


(Er. Nishikesh Kumar)
EE/DPD-1


(Er. Pramod Meena)
SE/DCC-1/DDA


(Col. Deepak Suyal)
Chief Engineer (Dwarka)



c) Brief description of work

1.	Exact site (with map) with area of the scheme	(Attached)
2.	If repair work, when last made & is it as per schedule of repairs	N. A
3.	Need of work	The work is urgently required for rejuvenation and restoration of Takiya Talab, Village Mundka.
4.	Design & Scope of work	The work of comprises comprehensive rejuvenation of Takiya Talab, Village Mundka, as per IIT Delhi recommendations, including installation of a 2000 KLD STP, strengthening of embankments, desilting, development of inlet systems, landscaping, beautification, plantation, fencing, pathways, and other allied civil works.
5.	Specification to be followed for a) civil work b) Electrical work- c) Road work	As per CPWD-2019 Specification.
6.	Approving authority i.e. Screening committee, UTTIPECH or any other authority. Provide details of sanction.	EM/DDA
7.	Method a) By call of tender b) Departmental execution	a) Yes b) No
8.	Executing in charge (by name & designation)	Er. Nishi Kesh Kumar EE/DPD-1/DDA
9.	Rate of provision of a) Contingencies b) Labour cess c) GST	3% 01% 18%.
10.	Departmental charges levied a) Nazul A/C-I scheme b) BGDA scheme	a) 11.25%
11.	Any provision for 3 rd Party quality assurance	N.A.
12.	Cost index on a) PAR b) DSR c) Non schedule items/market rate items	a) N.A b) N.A c) N.A.
13.	Status of attachment of drawings	Site layout Plan is attached.
14.	Whether estimate is based on PAR/DSR or Market rate specify details.	Based on DSR 2023 & Market Rates
15.	Provide bifurcation of works outlay based on a) PAR	N.A.



	b) DSR c) Market Rate	
16.	Works Outlay a) Building work (Civil) b) Development Work c) Electrical works d) Horticulture works e) Infrastructure Fund f) Consultancy Provision	₹ 11,67,03,040.00 -- -- -- -- -- --
17.	Specify provision made for a) 3 rd party quality assurance b) consultancy	a) N.A. b) N.A.
18.	Specify provision made for infrastructure fund to be paid to DJB for a) Sewerage b) Water supply	a) N.A. b) N.A.
19.	Specify provision if any, made for payment to DISCOMs & clarify: a) Nature of payment b) Basis of payment	Not Applicable
20.	What is the per Sq. mtr. cost of construction.	Approx. ₹ 10,593.00 Per Sqm.
21.	Specify cost of construction per sq.mtr. In respect of similar works approved in the recent past	Not Applicable
22.	Has any study been made for viability of the Sports w.r.t saleability? If so attach report.	N.A.
23.	In respect of housing schemes specify cost of different categories of flats as per estimate	Not Applicable
24.	In respect of housing schemes mention plinth area of a) HIG flats b) MIG flats c) EWS flats d) one room tenements	Not Applicable
25.	DYFA (H) to attach statement of per sq.mtr cost of construction disposal cost of each category of flats as per standard PAR & P.E.	Not Applicable


(Er. Nishikesh Kumar)
EE/DPD-1


(Er. Pramod Meena)
SE/DCC-1/DDA


(Col. Deepak Suyal)
Chief Engineer (Dwarka)



d. SFC/EFC MEMORANDUM

Name of work : Conservation of Water Bodies
SH : Rejuvenation of water body at Takiya talab of Mundka
 (Kh No.373/1) Zone K-1

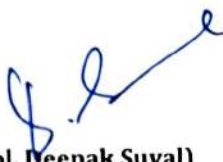
1.	<u>STATEMENT OF PROPOSALS</u> i) Reasons & justification for proposal. ii) Ultimate objective to be achieved	The proposed work is essential for ecological restoration, improvement of water quality, compliance with statutory and judicial directions, and long-term conservation of the water body.
2	<u>ECONOMICS OF THE PROPOSAL</u> i) If, it is commercial what is the cost/benefit ratio, Economic Rate of Return (ERR) & its Financial Rate of Return (FRR). ii) In case it is non-commercial what is the social cost benefit analysis & iii) What are the future financial implication after Completion (including staff costs, operational costs & other costs).	N/A N/A N/A
3	<u>EXPENDITURE INVOLVED</u> i) What is the total expenditure (non-recurring & recurring). ii) What shall be year-wise expenditure till completion? iii) Details of budget provision for a). During 2025-26 b). During 2026-27 c). During 2027-28 iv) If no budget provision available how funds are proposed to be arranged.	Rs.11.67 crores Rs. Nil Rs.11.67 Cr. To be approved by DDA
4.	<u>PROGRAMMED SCHEDULED</u> i) Add chart given detailed time Schedule for various activities i.e., following PERT components. Development work (ii) Target date of completion Additional points for modified PE. i) Cost escalation in amount for a) Civil work b) Electrical works c) Horticulture d) Total escalation in work outlay. e) Total escalation in cost i.e., different between cost of PE & modified PE.	N/A <u>Rejuvenation of water body</u> 09 Months (after award of work) Currently not considered Currently not considered



ii)	Percentage cost escalation	N/A
iii)	To attach statement indicating item wise/subhead wise escalation with reasons for escalation and linkages to principal approval accorded by Competent Authority & details of approved deviation / Extra item / Substituted item statements.	N/A
iv)	Specify name of the officers who were responsible for delay in execution of work causing cost overrun.	NA
v)	Has cost escalated because of error in preparation of detailed estimates/terms and conditions of tender? If so, specify nature of error and names of responsible officials.	NA.


(Er. Nishikesh Kumar)
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e. Feasibility

1	Name of work/Scheme	Name of work: Conservation of Water Bodies. SH: Rejuvenation of water body at Takiya Talab of Mundka (Kh No.373/1) Zone K-1.
1	Position of land	Available
2	Nature of soil	N/A
	b) Recommended depth of foundation	N/A
	c) Soil bearing capacity at this depth.	N/A
	d) Depth of water table minimum and maximum	N/A
	e) Type of foundation	N/A
	f) Detail regarding high flood level if the area is prone to be flooded	N/A
4	a) What is existing system of sewerage disposal?	N/A
	b) If the septic tank proposal what is the proposal-	N/A
	c) If the sewer is to be discharged in to the existing sewer	N/A
5	What is the existing position of water supply Arrangement.	N/A
6	a) The pressure of the Municipal line	N/A
	b) If the pressure is not sufficient what other arrangement are to be made	N/A
	c) Yield of well.	N/A
	d) In case of internal arrangement of water supply of Municipal main, does ZE recommended any ground	N/A
7	General service arrangements drainage at site	N/A
8	Provision required for storm water drain.	N/A
9	Provision required for culverts.	N/A
10	Approached road required	N/A
11	Type of road required.	N/A

(Er. Nishikesh Kumar)
EE/DPD-1

(Er. Pramod Meena)
SE/DCC-1/DDA

(Col. Deepak Suyal)
Chief Engineer (Dwarka)



f. Administrative approval and expenditure sanction

<u>ADMINISTRATIVE APPROVAL AND EXPENDITURE SANCTION</u>		
1	Name of work.	Name of work : Conservation of Water Bodies SH : Rejuvenation of water body at Takiya Talab of Mundka (Kh No.373/1) Zone K-1.
	a) Layout plan/TSS Drawing	---Attached---
2	Total plinth area /Built up area of the scheme	N/A
3	Head of account	Nazual A/C-II
4	Rate per Sq. mtr adopted in the PE	N/A
5	Whether plinth area rates is reasonable and prevailing plinth area rate.	
	a) Whether budget provision exist if so serial no in the budget book let.	-----
	b) amount provided in the budget with year wise break up.	
6	If no budget provision exists	
	i) Necessary to start the work without budget provision	-----
	ii) How expenditure is proposed to be met.	
7	Whether the work has already been started is so.	
	i) Date of start of work	No
	ii) Necessity of start in anticipation of AA&ES	
	iii) Reference to sanction of competent authority for taking up work in anticipation of AA&ES	N/A
8	Whether the scheme has been approved by MCD & Clearance has been obtained from DUAC.	N/A
9	Whether the area in which the work is to be carried has been notified as developed area.	N/A
10	In case this is revised estimate whether the reasons for variation/deviation have been explained in the PE	N/A
11	How the work is proposed to be executed.	N/A
12	Is it a deposit work, if so	
	i) Whether the competent authority has approved for executing-it is a deposit work.	
	ii) Whether the funds for the above have been placed at the disposal of DDA	N/A
13	Amount of administrative approval and expenditure sanction proposed by the Engg. Wing	₹ 11,67,03,040.00
14	Amount of administrative approval and expenditure sanction required to be sanctioned after scrutiny of estimate as per details given	



	below	
	a) Works outlay including contingencies.	₹ 10,52,493.00
	b) Add cost Index	--
	c) Add departmental charges	₹ 1,14,91,547.00
	d) Add administrative charges	--
	e) Add interest charges	--
	Total:	₹ 11,67,03,040.00
15	Any other relevant points to be recorded.	

(Er. Nishikesh Kumar)
EE/DPD-1

(Er. Pramod Meena)
SE/DCC-1/DDA

(Col. Deepak Suyal)
Chief Engineer (Dwarka)



g. Check List for PE/ RPE

	Name of work/Scheme	Name of work : Conservation of Water Bodies SH : Rejuvenation of water body at Takiya Talab of Mundka (Kh No.373/1) Zone K-1.
1	Has it been ensured that extra provision made in the estimate for white glazed tiles, finishing items, flooring etc. are not covered in the PAR adopted in the estimate and reasons for adopting this provision have been recorded.	Not Applicable
2	Has the cost index been added at Appropriate rate on DSR & PAR based provision.	Not Applicable
3	CONTIGENICES	
	(i) Has 3% contingencies been added on PAR/DSR based portion of PE	-Yes-
	(ii) Has the cost of work to be executed by BSES & infrastructure fund payment been excluded before applying 3% contingencies.	Not Applicable
4	DEPARTMENTAL CHARGES	
	Have departmental charges been levied @ 11.25% for Nazul A/c II works @ 0.25% for BGDA works	11.25% (NA-II)
5	Whether land is free from encroachment.	-Yes-
	(i) In case any jhuggies /encroachment are existing at site has the provision for removal of the same been added.	Not Applicable
6	Has the cost per Sq.mtr on works outlay been Calculated.	
	(i) Has the per Sq.mtr cost been compared with similar type of work approved/executed in the recent past.	Not Applicable
7	Has the cost per Sq.mtr been worked out for each of the provision not covered in PAR viz boundary wall, tube well/pumping stations, plazas culvert, bridge, covering of drain, pile, foundation/raft found/RCC strip foundation etc.	Not Applicable
8	Have prescribed Performa for feasibility report & A/A & E/S been appended.	Yes
9	DRAWINGS	
	(i) Has the layout plan with scheme boundary wall been attached?	Yes
	(ii) Has a set of approved architectural drawings been attached.	N/A
	(iii) Have the available structural drawings duly signed by the competent authority been	No
10	REVISED PRELIMINARY ESTIMATES	
	(i) Has the RPE been initiated for the 1st time.	Not Applicable



	(ii) If not, has the copy of provision AA&ES attached.	Not Applicable
	(iii) Has the information/documents as prescribed in circular dated 24.02.11 been provided/attached i.e.	Not Applicable
	a) copy of principal approval/approved statements for deviation, Extra items & substitute items	Not Applicable
	b) statement item wise /subhead wise escalation with reasons for escalation	
	c) Names of officials responsible	
	d) Has the approval of VC for placing agenda before EAC obtained.	
	(iv) Has care been taken to add actual expenditure on contingencies on portion of the estimate cost relating to the works already execute	
	(v) Has only actual expenditure incurred to be incurred been given for each sub head separately.	
	(vi) Has an item wise justification of expenditure on reduced cost index basis been enclosed	
11	FINANCIAL DETAILS	
	1) Whether details of budget provisions year wise & phasing of expenditure year wise provided	Yes
	2) Whether the saleable area revenue generation details provided.	Not Applicable
	3) Details of works already developed / completed but have remained indisposed in the vicinity area.	Not Applicable
12	The period in which schemes is proposed for completion and the projected date of completion.	09 Months after award of works i.e. end of March 2027
13	Whether BSES provisions have been kept as prescribed or not and whether copy of BSES estimate enclosed. If - provision is at higher/lower rates it is supported by proper explanation.	Not Applicable
14	Internal electricity installation are as per prescribed rates & If higher/lower rates have been adopted is it accompanied by/valid reasons	
15	Whether PE has been Technically/checked by EM's office and recorded	Yes
16	Whether provision of peripheral services included in the PE If not, how will cost of the peripheral services will be met.	Not Applicable
17	Likely date of available to Trunk services	
	a) Sewer	N/A
	b) Drinking water	N/A
	c) Storm water drain	N/A
	d) Electricity	N/A



18	In case of big projects whether the feasibility report has been obtained from the expert agencies like NIUA etc. (Where so described)	N/A
19	Area of economy in expenditure possible with cost Reduction/change in the plans/design etc.	-----
20	Area wherein maximum return could be obtained by Change in the Mode of disposable of properties etc.	-----
21	It is original PE or RPE.	Preliminary Estimate
22	i) whether services handed over to MCD. If so sub-head wise details to be given. ii) whether deficiency charges for service already handed over to M.C.D excluded from the P.E. if not the reasons for the same.	N/A
23	Has the scheme been cleared by the screening committee and if so, the reference may be indicated	EM/DDA
24	Possibility of reduction in the cost of various sub-head Mainly earth work levelling, hort. works electrical works	N/A
25	Whether services have been got approved from MCD.	N/A
26	Whether possibility of handing over the services to MCD has been explored if so whether maintenance expenditure will be restricted to the date of handing over the services.	N/A
27	Whether complete details of the electrical works to be undertakes including BSES payment have been provided in the preliminary estimate/revised preliminary estimate	Not Applicable
28	Whether provision of sinking of Tube well has been made after taking into account the existing tube wells.	-----
29	Position of availability of funds in the revised estimated of the Current year and budget estimate of the ensuring year	-----
30	In case of budget provision are not available sources from Where the expenditure will be met be indicated.	N/A
31	Details of infructuous expenditure if any & orders of the competent authority	-----
32	Disposal of surplus excavated earth to other site or other Division for utilization of the same.	-----

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EE/DPD-1

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SE/DCC-1/DDA

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Chief Engineer (Dwarka)

4) **PROPOSAL OF THE AGENDA**

Name of Work : Conservation of Water Bodies
SH : Rejuvenation of water body at Takiya Talab of Mundka (Kh No.373/1) Zone K-1.
(Budget Code: 24900521)

An order has been received in this office Regarding handing over the Gram Sabha Land of 89 urbanized villages, urbanized u/c 507 of DMC Act., vide notification dated 16.05.2017 and further notified for placing at the disposal of DDA, vide notification dated 28.01.2019 u/s of DDA Act. 1957, vide No. SDM(KH)/SW/2019/8332 dated 20.11.2019, to take over the Gram Sabha Land of Urbanized Villages of Delhi. In this regard various Gram Sabha land taken over by concerned Land Management (DDA) from Block development office (BDO) and revenue department of GNCTD and same as and where basis handed over to Engineering Wing.

In continuation of the above, Gram Sabha land in village Mundka, including the water body bearing (Kh No-373/1), has also been taken over. Various departments, including the DM Office (West Zone), SDM Office, and Court Commissioner Shri V.K. Tandon, are continuously monitoring the rejuvenation work of the water bodies and have instructed to taken up the work on a war footing. Further, Letters from the EM Office, DDA, vide No. EM3(41)2001/Vol.XV/282 dated 29.04.2024 and EM3(41)2001/Vol.XVIII/23 dated 22.01.2025, have directed that at least 10 water bodies from each zone be rejuvenated, as this matter is pending before Hon'ble NGT. Also, the directions regarding the rejuvenation of these water bodies received from Hon'ble NGT court case (OA no. 633) "The Rejuvenation of all the Water Bodies of Delhi" & (OA no. 311/2022) "Jeet Singh Yadav vs GNCTD & Ors" in all court case matter urges for take up the rejuvenation of water bodies on war footing level.

NGT has passed an interim order and directed to rejuvenate the water body on urgent basis with the timeline. IIT Delhi is also appointed as a consultant for comprehensive rejuvenation of Takiya Talab. IIT Delhi has recommended the installation of STP plant of 2000 KLD, strengthening of embankment, recommended beautification of Talab and other related items. Hence, the Preliminary Estimate amounting to ₹11,67,03,040/- (Rs. Eleven Crore Sixty-Seven Lakh Three Thousand Forty only). has been prepared & Financial Concurrence of same amount has been accorded by the competent authority vide letter no. U.O. No. F2(1)/AO(W)/PE/DDA/2026-27/31 dated: 12.05.2026. Hence, the case is hereby put-up before the EAC (Estimate Approval Committee) for accord of A/A & E/S.

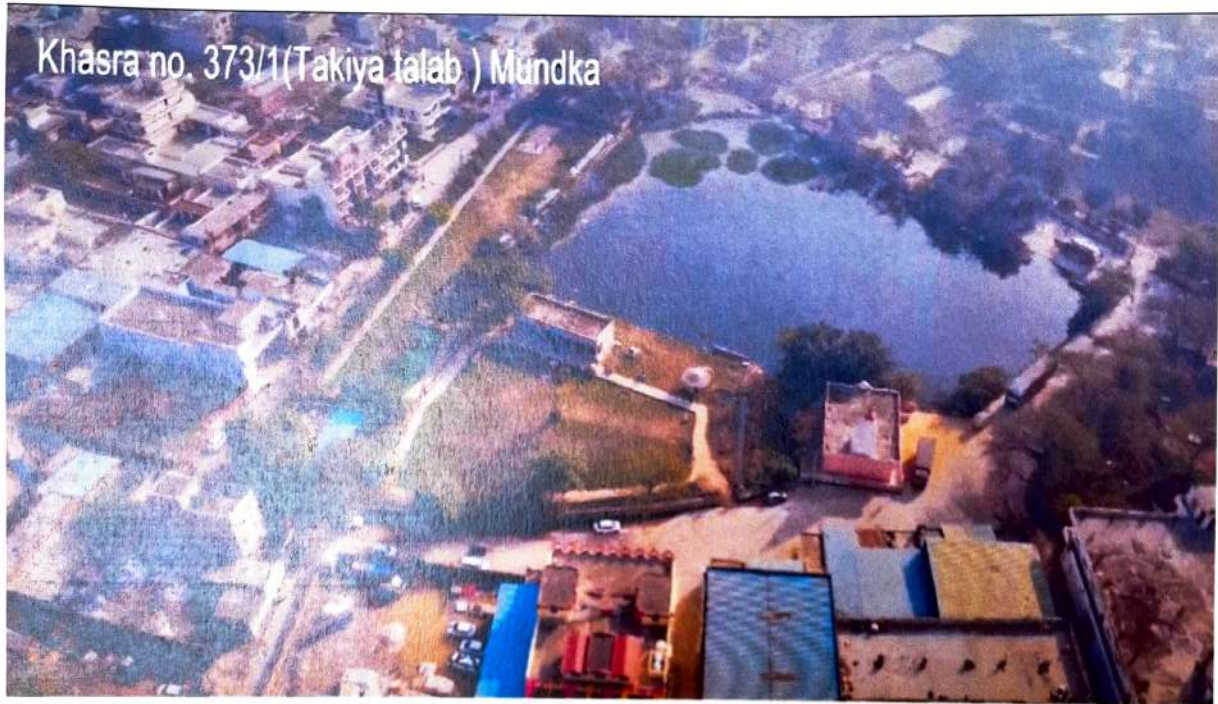

(Er. Nishikesh Kumar)
EE/DPD-1


(Er. Pramod Meena)
SE/DCC-1/DDA


(Col. Deepak Suyal)
Chief Engineer (Dwarka)

ANNEXURES

a. Site Overview / Topography:



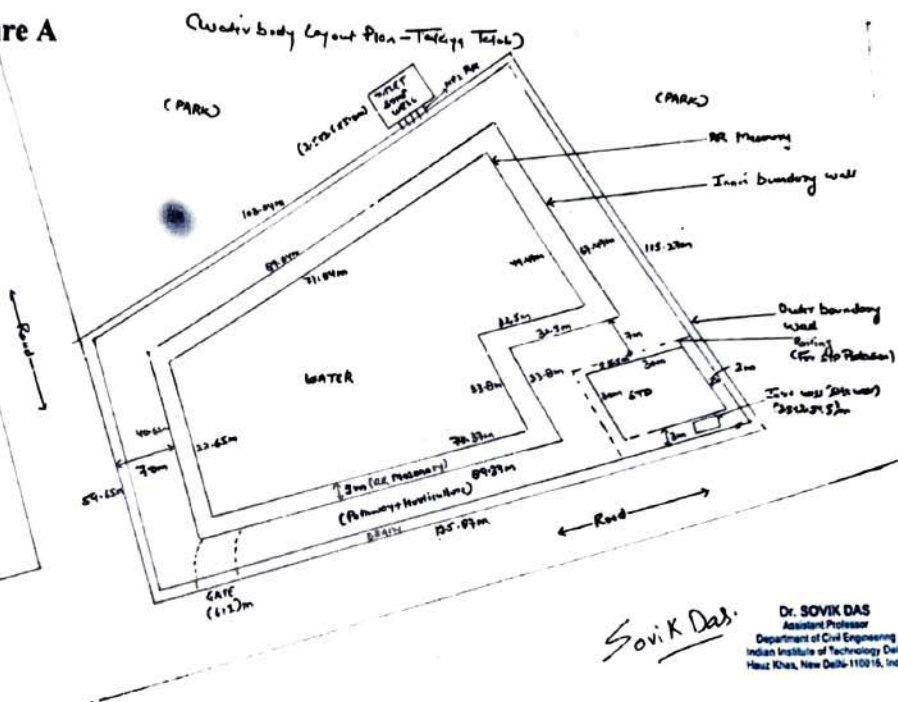
Takiya Talab is a water body spread over an area of approximately 13,000 square meters and is surrounded by residential settlements. Due to the non-functional and clogged drainage system in the surrounding areas, domestic wastewater from these settlements is directly flowing into the pond. Over time, the surrounding communities have become dependent on this water body and its adjoining public spaces.

The pond is not only bordered by residential houses but also by a public park and temples situated on both sides, which are regularly visited and used by villagers for social, cultural, and religious activities. However, the continuous inflow of polluted wastewater has severely degraded the condition of the water body, resulting in foul odor, mosquito breeding, and an unhealthy environment for the nearby residents. The poor condition of the pond also negatively affects the visual appearance and overall aesthetics of the surrounding area.

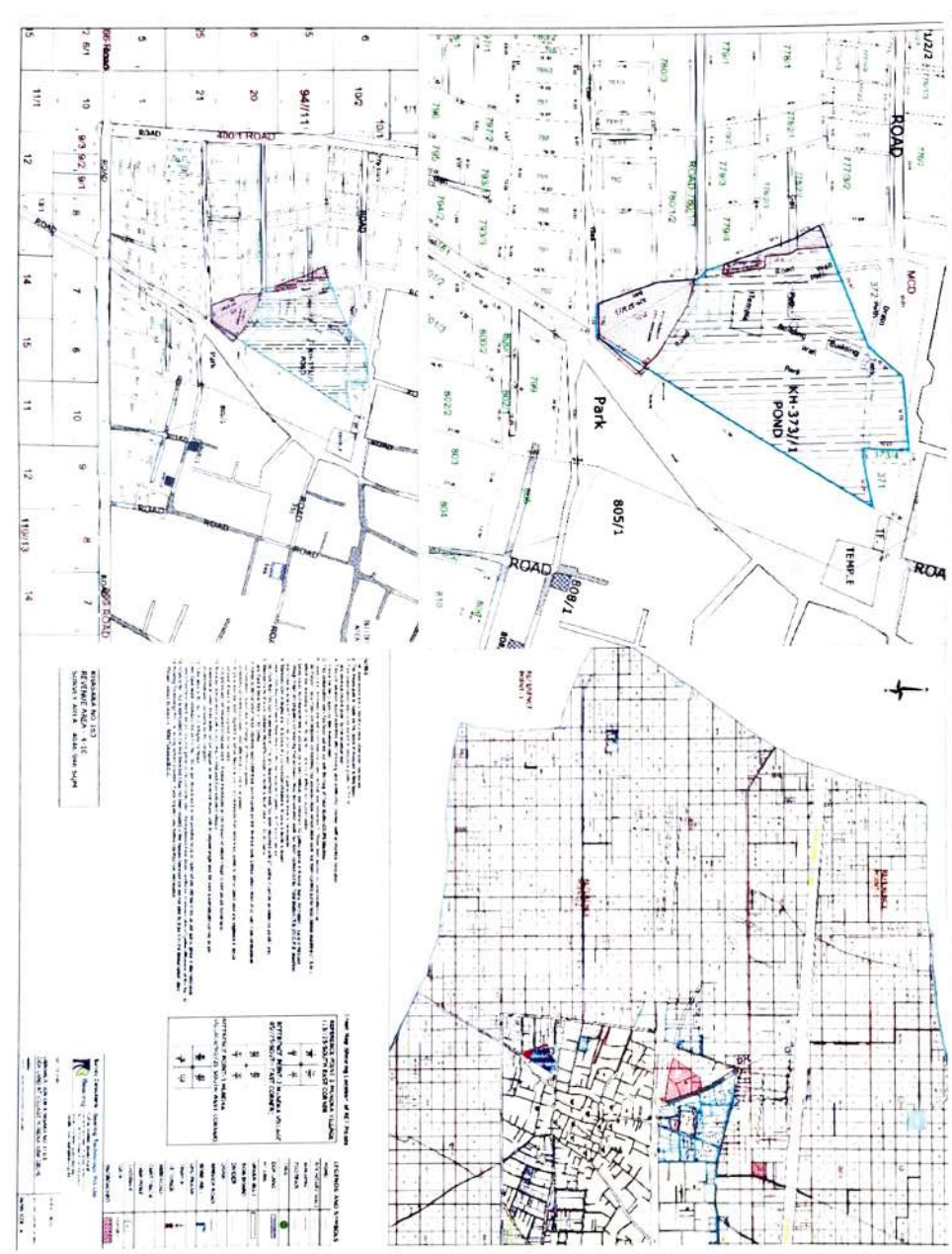
In order to protect the environment, improve public health, restore ecological balance, and enhance the beauty of the area, the rejuvenation of Takiya Talab has become essential. The installation of a Sewage Treatment Plant (STP) and restoration of the drainage system will help ensure that only treated and clean water enters the pond. This initiative will transform the water body into a clean, sustainable, and attractive public space, providing a healthier environment and a beautiful natural landscape for the villagers to cherish.

b. Site Plan

Annexure A



c. Layout Plan/TSS Drawing

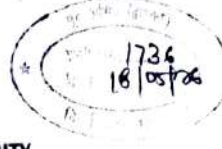


d. Copy of Financial concurrence.

Assit. Engineer-
D.P.D.-1/D.D.A.
Dairy No. 267
Date 25.5.2026



DELHI DEVELOPMENT AUTHORITY
ENGINEER MEMBER'S SECRETARIAT
INA, VIKAS SADAN, NEW DELHI-110023



No. EM6(01)/2026-27/Estt./Pt./ 93

Date: 13.05.2026

To,

The Chief Engineer (Dwarka Zone),
DDA, Office Complex,
Manglapuri
New Delhi-110045



N.O.W: - Conservation of Water Bodies

SH: - Rejuvenation of Water Body at Takiya Talab of Mundka Village (Kh No- 373/1)
Zone- K-1

Ref. :- U.O. No. F2 (1)/AO(W)/PE/DDA/2026-27/31

Date: 12.05.2026.

The Financial Concurrence to the P.E. (Preliminary Estimate) for the above-mentioned work has been accorded by FM/DDA amounting to Rs 11,67,03,040/- (Rs. Eleven crore sixty-seven lakh three thousand forty Only) and conveyed by Sr. A.O.(Works-II)/DDA vide U.O. No. F2(1)/AO(W)/PE/DDA/2026-27/31 Dated: 12.05.2026.

The Chief Engineer (Dwarka Zone) DDA is requested to send 20 copies (5 Nos. in Originals) of agenda as per latest standard performa along with copy of abstract of cost, duly corrected to match with the amount of Financial Concurrence and details of the work considered in P.E. for placing it in the next EAC (NA-II) meeting. A power point presentation may also be prepared. A soft copy of agenda may also be sent on email ID- eo2toem@dda.org.in .

Encl: As above.

13.5.26
अधिशासी अभियंता
ई०ओ० II to अभियंता सदस्य
दिल्ली विकास प्राधिकरण

Copy to:

1. Director (Works), DDA for kind information please.
2. Guard file.

EE 267-5
For immediate action
JEW to file in record
25/5/26

अधिशासी अभियंता
ई०ओ० II to अभियंता सदस्य
दिल्ली विकास प्राधिकरण

Asstt. Engineer-II
D.D.A.

266
25-5-2026

2173

Sanction No. 01/2026-27

**DELHI DEVELOPMENT AUTHORITY
WORKS AUDIT CELL-II**

1698
15-5-26

आविशारी अभियन्ता
बारका पत्रिकांक
दिनांक
23 MAY 2026
943

Name of work: Conservation of Water Bodies
Sub Head: Rejuvenation of Water Body Takiya Talab of Mundka Village (Kh No- 373/1)
Zone-K-1.

Finance Member, DDA has been pleased to accord financial concurrence to the preliminary estimate, amounting to Rs 11.67.03,040/- (Rs Eleven Crore Sixty-Seven Lacs Three Thousand Forty only) /c 3% contingencies and 11.25% departmental charges

The above financial concurrence shall be subject to the following conditions: -

1. Preliminary Estimate has been broadly checked on the basis of documents submitted with PE. The correctness of the items, nomenclature, rates, analysed items, unit, quantities, amount, as well as assessment of feasibility of items as per the requirements of site shall lie with the TS authority.
2. Expenditure will be incurred only after ensuring the budget provision in the relevant year of execution of work.
3. Each work included in the PE shall be executed only through proper call of tenders after completing all the codal formalities, latest GPRA guidelines and departmental instruction issued from time to time.
4. All mandatory approvals and drawings are to be sought by the TS authority, wherever required. All the compliance of the observations made during site visit of higher officers as mentioned in the history sheet of the work shall be ensured at the time of issue of technical sanction of the Preliminary Estimate.
5. Utmost Economy in the expenditure shall however be ensured by the engineering wing during the execution of work.
6. The concerned division office to ensure the feasibility w.r.t dimensions of existing services etc.
7. Formal approval of FAC is mandatory.
8. The correctness of Preliminary Estimate rates may be thoroughly examined by TS authority before making any payment to the executing agency.
9. The sanctioning authority of deviation/substitute/extra item will invariably ensure that no undue benefit accrues to the executing agency.
10. Necessary approval has to be taken from the forest department for cutting of trees if required. Any other requisite approval has to be taken from statutory/government body if required for the case.
11. The concerned zonal office to ensure that the site is free from encroachment and is readily available to execute the work.
12. Provisions kept in the PE for different sub head i.e. Civil, Electrical, Hort., Contingencies, & Departmental charges shall not be misused/diverted for any other sub heads.
13. It shall be ensured by the TS authority that the expenditure on the work charge establishment and petty items does not exceed the 3% contingencies sanctioned for the work.
14. Uniform applicability of GST and other statutory levies/taxes, wherever admissible, shall be ensured.
15. It shall be ensured by the TS authority that Extra /Substitute items shall be paid only for the works not considered in the scope of work as per agreement.
16. The TS Authority shall ensure that all the provisions of CPWD Manual /CPWD specifications (along with subsequent amendments) and financial delegations are duly complied.

Encl. As above (Abstract of Cost)

BUDGET CODE	MAJOR HEAD	MINOR HEAD	ACCOUNT HEAD	Zone
24900521	2422	10	NA-II	DWARKA

copy to SE/Dec-1 & EE/Dec-1 for getting my copy
necessary action on priority of

Sd/-
Chief Engineer (HQ), DDA

Sd/-
Sr. A.O. (Works-II)/DDA

Sd/-
Sr. A.O. (Works-II)/DDA

VEW to note &
and R

#2(1)/AO(W)/PE/DDA/2026-27/31

Date:-

To :-

1. PS to FM/DDA
2. P.S. to EM/DDA
3. C.E. (Dwk.)/DDA
4. CAO/DDA
5. Director (Finance)
6. Director (works)/DDA
7. Dy CAO (works)
8. EE/Coordination
9. EO II/EM
10. Office copy

ABSTRACT OF COST

Name of work: Conservation of Water Bodies

Sub Head: Rejuvenation of Water Body Takiya Talab of Mundka Village (Kh No- 373/1)

Zone-K-1.

S no.	Description		Amount (Rs)
1	Civil works	A	Rs 10,30,54,556/-
2	Civil works after adjustment of GST Correction Factor @0.973	B	Rs 10,21,47,081/-
3	Add 3% contingencies on (B)	C	Rs 30,64,412/-
	Total(B+C)	D	Rs 10,52,11,493/-
4	Add 11.25% Departmental Charges on (B)	E	Rs 1,14,91,547/-
5	Grand Total(D+E)	F	Rs 11,67,03,040/-

Rupees Eleven Crore Sixty Seven Lac Three Thousand and Forty Only.


Sr. A.O. (Works-II)/DDA